



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, June 5, 2024

9:00 AM

**Room 3024 and hybrid TEAMS
option**

This meeting will be held In-Person and remotely on Teams. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

DRC

9:00AM (TEAMS) BEARDALL AVE - PD MAJOR AMENDMENT

[2024-0717](#)

Project Number: 24-20500001

Project Description: Proposed PD Major Amendment to allow M-1 permitted uses on 6.05 acres located on the west side of Beardall Ave, north of Moores Station Rd

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-0340-0000

BCC District: 5-Herr

Applicant: Geoffery Summitt (407) 323-0705

Consultant: James Johnston (407) 423-3200

Attachments: [APPLICATION](#)
[COMMENTS](#)

PRE- APPLICATIONS

9:20AM (TEAMS) USED CAR DEALERSHIP - PRE-APPLICATION[2024-0722](#)**Project Number:** 24-80000064**Project Description:** Proposed Site Plan for a used car dealership on 0.46 acres in the C-2 Zoning District located on the north side of Country Club Rd, east of Airport Blvd**Project Manager:** Yvonne D'Avanzo (407) 665-7354
(ydavanzo@seminolecountyfl.gov)**Parcel ID:** 35-19-30-300-0160-0000**BCC District:** 5-Herr**Applicant:** Juan Bautista (407) 369-3599**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) THE JUPITER SCHOOL - PRE-APPLICATION**[2024-0725](#)**Project Number:** 24-80000066**Project Description:** Proposed Rezone from RP to PD for a VPK on 1.69 acres located on the west side of Church St, south of Chapman Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 20-21-31-5CB-0000-0080**BCC District:** 1-Dallari**Applicant:** Amit Ghosh (407) 756-2994**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) ST JAMES PORTABLES - PRE-APPLICATION**[2024-0718](#)**Project Number:** 24-80000061**Project Description:** Proposed Site Plan for two portable structures on 1.19 acres in the A-1 Zoning District located on the north side of Narcissus Ave, west of Riverview Ave**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 22-19-30-5AD-0000-0130**BCC District:** 5-Herr**Applicant:** Father Marc Vernoy (407) 212-3032**Consultant:** Kip Coleman (925) 595-4585**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20AM (IN PERSON) FAIR PRICE AUTO GROUP - PRE-APPLICATION[2024-0723](#)**Project Number:** 24-80000065**Project Description:** Proposed Rezone from C-1 to C-2 for a car dealership on 0.43 acres located on the east side of Monroe Rd, north of W SR 46**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 28-19-30-503-0000-0130**BCC District:** 5-Herr**Applicant:** Randy Jimenez (407) 543-1690**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****SANCHEZ ESTATES - PRE-APPLICATION**[2024-0720](#)**Project Number:** 24-80000062**Project Description:** Proposed Subdivision to create multi-family residential and/or single family residential lots on 1.5 acres in the R-3 Zoning District located on the west side of S CR 419, south of 8th St**Project Manager:** Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CF-6900-0160**BCC District:** 1-Dallari**Applicant:** Victor Sanchez (407) 810-6879**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ARROWS SENIOR CARE - PRE-APPLICATION**[2024-0721](#)**Project Number:** 24-80000063**Project Description:** Proposed Special Exception to increase the capacity from 6 beds to 8 beds at an existing assisted living facility on 1 acre in the A-1 Zoning District located on the east side of Walden Pond Cv, north of Long Pond Dr**Project Manager:** Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)**Parcel ID:** 24-20-29-504-0000-2320**BCC District:** 5-Herr**Applicant:** Carol McIntyre (347) 495-6929**Consultant:** Ahsan Raza (407) 617-7580**Attachments:** [APPLICATION](#)
[COMMENTS](#)

THE FARM AT SANFORD - EVENT BARN - PRE-APPLICATION

[2024-0724](#)

Project Number: 24-80000067

Project Description: Proposed Special Exception to allow events on the property on 14.06 acres in the A-1 Zoning District located on the north side of Nebraska Ave, east of Missouri Ave

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AB-3700-004B++

BCC District: 5-Herr

Applicant: Jeffrey Campese (689) 292-5599

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0717

Title:

9:00AM (TEAMS) BEARDALL AVE - PD MAJOR AMENDMENT

Project Number: 24-20500001

Project Description: Proposed PD Major Amendment to allow M-1 permitted uses on 6.05 acres located on the west side of Beardall Ave, north of Moores Station Rd

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-0340-0000

BCC District: 5-Herr

Applicant: Geoffery Summitt (407) 323-0705

Consultant: James Johnston (407) 423-3200



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-20500001
 Received: 4/1/24
 Paid: 4/24/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) ^{^^} x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
<input checked="" type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
 **50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Beardall Avenue PD Major Amendment	
PARCEL ID #(S): 04-20-31-300-0340-0000	
LOCATION: West side of Beardall Avenue, approximately 500 feet north of Moores Station Road	
EXISTING USE(S): Vacant	PROPOSED USE(S): M-1A permitted uses
TOTAL ACREAGE: 6.05	BCC DISTRICT: 5
WATER PROVIDER: City of Sanford Utilities	SEWER PROVIDER: City of Sanford Utilities
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPAP	PROPOSED FUTURE LAND USE: HIPAP

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Geoffery Summitt P.E.	COMPANY: G L Summitt Engineering Inc.	
ADDRESS: 3667 Simonton Place		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-323-0705	EMAIL: geoff@glseng.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: James Johnston	COMPANY: Shutts & Bowen LLP	
ADDRESS: 300 S. Orange Avenue, Suite 1600		
CITY: Orlando	STATE: Florida	ZIP: 32801
PHONE: 407-423-3200	EMAIL: jjohnston@shutts.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): 1728 Timocuan Way, LLC		
ADDRESS: c/o Philip Logas, Esq., 1525 International Parkway, Suite 4021		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-849-1555	EMAIL: plogas@logaslaw.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

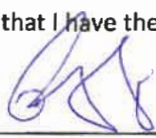
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



3/29/24

SIGNATURE OF OWNER/AUTHORIZED AGENT
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Philip L. Logas, Esq., Manager of 1728 Timocuan Way, LLC, the owner of record for the following described property [Parcel ID Number(s)] 04-20-31-300-0340-0000 hereby designates Geoffery Summitt P.E. on behalf of G L Summitt Engineering Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: PD Major Amendment

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

1728 TIMOCUAN WAY, LLC, a Florida limited liability company

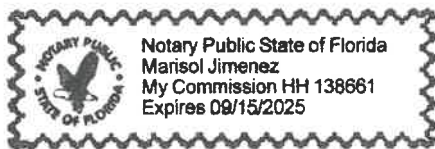
3/29/24
Date

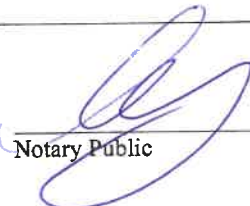

Property Owner's Signature

Philip L. Logas, Esq., Manager
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Philip L. Logas, Esq., Manager of 1728 Timocuan Way, LLC (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 29 day of March, 2024.




Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: 1728 Timocuan Way, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Philip L. Logas	Manager	1525 International Parkway, Suite 4021, Lake Mary, Florida 32746	
Jenny Logus	Manager	111 Spring Valley Loop, Altamonte Springs, Florida 32714	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

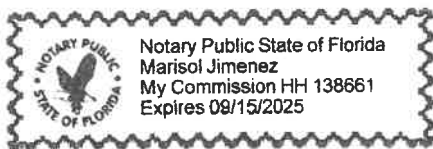
Date

4/2/24

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 2nd day of April, 2024, by Philip L. Logas, who is personally known to me, or has produced _____ as identification.



Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Property Record Card

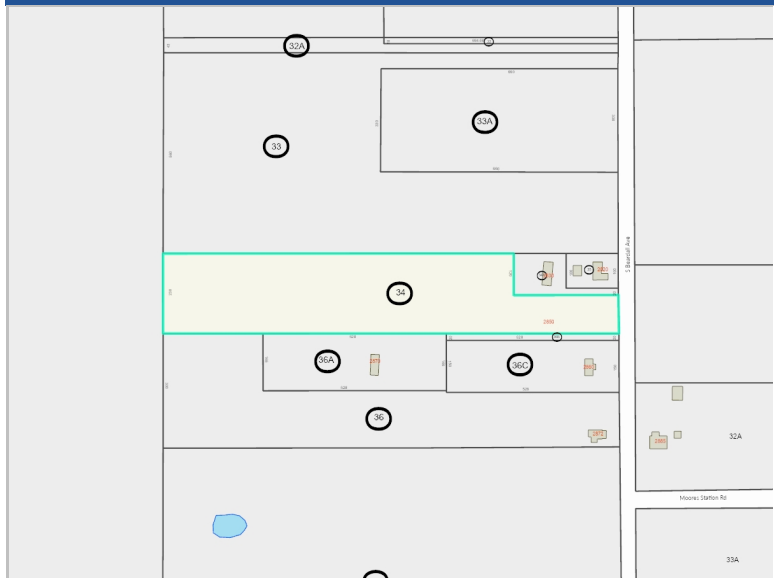


Parcel 04-20-31-300-0340-0000

Property Address 2850 S BEARDALL AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	04-20-31-300-0340-0000
Owner(s)	1728 TIMOCUAN WAY LLC
Property Address	2850 S BEARDALL AVE SANFORD, FL 32773
Mailing	C/O PHILIP L LOGAS 111 SPRING VALLEY LOOP ALTAMONTE SPG, FL 32714-6508
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1013-VAC COMM W/ SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value	\$10,030	\$8,724
Land Value (Market)	\$490,582	\$490,582
Land Value Ag		
Just/Market Value	\$500,612	\$499,306
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$94,170	\$129,813
P&G Adj	\$0	\$0
Assessed Value	\$406,442	\$369,493

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$6,644.76 **2023 Tax Savings with Non-Hx Cap** \$1,029.41
2023 Tax Bill Amount \$5,615.35

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E
N 230 FT OF S 1375 FT OF E
1/2 OF SW 1/4 (LESS N 120
FT OF E 334 FT + RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$406,442	\$0	\$406,442
SJWM(Saint Johns Water Management)	\$406,442	\$0	\$406,442
FIRE	\$406,442	\$0	\$406,442
COUNTY GENERAL FUND	\$406,442	\$0	\$406,442
Schools	\$500,612	\$0	\$500,612

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/2007	06896	0499	\$450,000	Yes	Improved
QUIT CLAIM DEED	08/01/2007	06804	1798	\$100	No	Improved
PROBATE RECORDS	07/01/2000	03886	1937	\$100	No	Improved
QUIT CLAIM DEED	04/01/1987	01833	1009	\$100	No	Improved
QUIT CLAIM DEED	06/01/1982	01397	0997	\$100	No	Improved
WARRANTY DEED	01/01/1973	00994	0237	\$18,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			258746	\$2.37	\$490,582

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
16061	2850 S BEARDALL AVE: FENCE/WALL COMMERCIAL-	County	\$12,588		11/13/2020
18531	2850 S BEARDALL AVE: DEMO RESIDENTIAL-2-Story Single Family Home	County	\$8,500		7/27/2021

Extra Features

Description	Year Built	Units	Value	New Cost
POLE BARNS/AVG	01/01/1989	960	\$0	
6' CHAIN LINK FENCE	01/01/2021	920	\$10,030	\$10,746

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD		HIPAP	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

1728 TIMOCUAN WAY, LLC

Filing Information

Document Number	L06000122524
FEI/EIN Number	20-7207687
Date Filed	12/27/2006
Effective Date	12/27/2006
State	FL
Status	ACTIVE

Principal Address

1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Changed: 03/18/2016

Mailing Address

111 Spring Valley Loop
Altamonte Springs, FL 32714

Changed: 03/18/2016

Registered Agent Name & Address

Logas, PHILIP Louis

1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Name Changed: 05/01/2015

Address Changed: 03/18/2016

Authorized Person(s) Detail

Name & Address

Title MGR

LOGAS, Philip L
1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Title MGR

Logus, Jenny
111 Spring Valley Loop
Altamonte Springs, FL 32714

Annual Reports

Report Year	Filed Date
2021	04/06/2021
2022	04/22/2022
2023	04/10/2023

Document Images

04/10/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
02/23/2018 -- ANNUAL REPORT	View image in PDF format
01/21/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
03/12/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2011 -- ANNUAL REPORT	View image in PDF format
01/20/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

[01/31/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/23/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/27/2006 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/24/2024 7:35:26 PM
Project: 24-20500001
Credit Card Number: 44*****4999
Authorization Number: 053519
Transaction Number: 240424O3B-2AE38FB0-134B-4F4E-8F26-D089552A816F
Total Fees Paid: 4535.10

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	4450.00
CC CONVENIENCE FEE -- PZ	85.10
Total Amount	4535.10

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	BEARDALL AVE - PD MAJOR AMENDMENT	PROJ #: 24-20500001
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	4/05/24	
RELATED NAMES:	Z2024-07	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-0340-0000	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO ALLOW M-1 PERMITTED USES ON 6.05 ACRES LOCATED ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
NO OF ACRES	6.05	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
FUTURE LAND USE-	HIPAP	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
GEOFFERY SUMMITT P.E G L SUMMITT ENGINEERING INC 3667 SIMONTON PL LAKE MARY FL 32746 (407) 323-0705 GEOFF@GLSENG.COM	JAMES JOHNSTON SHUTTS & BOWEN LLP 300 S ORANGE AVE STE 1600 ORLANDO FL 32801 (407) 423-3200 JJOHNSTON@SHUTTS.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The landscape buffers shown on the plan are not consistent with the development Order 21-20500019. Please revise to show consistency with the Development Order. The DO has been provided in the resources tab.	Unresolved
2.	Buffers and CPTED	Please provide a narrative on the requested changes and how they differ from what was previously approved.	Unresolved
3.	Buffers and CPTED	If decreased buffering is requested as part of the amendment, please provide a justification letter that demonstrates how the proposed buffering meets the intent of the Seminole County Land Development Code Part 14, Chapter 30.	Unresolved
4.	Comprehensive Planning	The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. Please demonstrate through a justification narrative and notes on the master development plan how the proposed development will be consistent with the Future Land Use of HIP-Airport.	Unresolved
5.	Comprehensive Planning	The HIP-Airport Future Land Use Designation allows up to 1.0 Floor Area Ratio. Add this note to the plan.	Unresolved
6.	Environmental Services	This development is not within Seminole Countys utility service area. This development is within the City of Sanford's utility service area.	Info Only
7.	Planning and Development	The subject site is within the "East Airport Commerce Park" referenced in the East Lake Mary Study. Preferred land uses are Airport Operations, Business Park/commerce park, Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-Use, and Open Space/Park.	Info Only
8.	Planning and Development	Please provide a sufficient justification to explain how the proposed M-1A (Heavy Industrial) uses are consistent with the Future Land Use of HIP-AP (Higher Intensity Planned Development- Airport) and the East Airport Commerce Park.	Unresolved
9.	Planning and Development	The subject property is with Sub Area 4 in the 2015 Sanford Joint Planning Agreement (JPA). Future Expansion of the Orlando-Sanford Airport (OSIA) property and runways shall be focused to the east and south to minimize airport noise and development impacts to urban residential areas to the north and west. Lands annexed near or adjacent to the airport shall be assigned land use designations compatible	Info Only

		with the Airport Master Plan and in a manner consistent with the Joint Planning Agreement established with Seminole County.	
10.	Planning and Development	North of the subject site are properties that are owned by the Orlando Sanford Airport. Based on the Airport Master Plan they are proposing aeronautical development.	Info Only
11.	Planning and Development	On the MDP on sheet 4, the total site area is not consistent with the boundary survey. Please revise accordingly.	Unresolved
12.	Planning and Development	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.	Info Only
13.	Planning and Development	On the Master Development Plan, on sheet PD 04, please provide the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R.	Unresolved
14.	Planning and Development	The purpose and intent of this land use designation is to ensure a land use pattern surrounding the Orlando Sanford International Airport that is supportive of the Airport in compliance with Section 163.3177(6)(j)(7), Florida Statutes, and that takes advantage of the presence of the Airport as an economic engine. The maximum density and intensity permitted in this HIP designation is 30 dwelling units per net buildable acre and floor area ratio of 1.0.	Info Only
15.	Planning and Development	Staff has notified George Speake EVP of the Orlando Sanford International Airport of the proposed development.	Info Only
16.	Planning and Development	Per Sec. 30.8.5.1 - Architectural and other appearance-related design elements should be included as approval conditions where the BCC finds they will support goals, such as economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area. An	Info Only

		architectural rendering may be placed as a condition in the Development Order.	
17.	Planning and Development	Sec. 30.8.5.3 Review Criteria - In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the plan may provide.	Info Only
18.	Planning and Development	Per Sec. 30.8.5.3 (u)(c) - In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
19.	Planning and Development	Per Sec. 30.8.5.3 (d) - Please provide a narrative addressing the following: The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	Unresolved
20.	Planning and Development	On the MDP sheet 4, please revise the required open space to twenty-five (25) percent. Based on the policy of the updated Seminole County Land Development Code the required open space for Planned Developments is Twenty-five (25) percent. Please provide a calculation of proposed open space under the required open space.	Unresolved
21.	Planning and Development	Per Sec. 30.8.5.11 (c) - Please provide on the MDP, the location of all proposed building sites shall be as shown on the master development plan subject to the minimum lot sizes, setback lines, lot coverage, maximum/minimum building height, or floor area.	Unresolved

22.	Planning and Development	Per Sec. 30.8.5.11 (e) - Please provide the off-street parking in accordance with Section 30.11.2 and/or Section 5.19, unless the applicant can demonstrate the appropriateness of alternate standards. Such standards must be enumerated in the development order and approved by the Board of County Commissioners in order to be used within a planned development.	Unresolved
23.	Planning and Development	On the MDP within the Tract Table, please provide the additional word "Maintenance" to ownership.	Unresolved
24.	Planning and Development	The submittal requirements for a Master Development Plan and PD Rezone may be modified by the Development Services Director as appropriate for a specific application. -- SCLDC Sec. 30.445(a)(1)	Info Only
25.	Planning and Development	A community meeting is required. Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). Please note that the community meeting flyer is required to be sent out a minimum of fifteen (15) days prior to the community meeting and the community meeting is required to be twenty (20) days prior to the public hearing. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf .	Unresolved
26.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Unresolved
27.	Planning and Development	The property may be served by well and/or septic. Please contact the FL Department of Health for Septic Requirements and/or permitting. A new system permit will need to be approved by the Seminole County Health Department. Contact: Raymond Roe 407-665-3619 raymond.roe@flhealth.gov. Health Department: http://seminolecohealth.com/EVH/ostds.asp	Info Only
28.	Planning and Development	On the MDP under the site data, please add the number of stories next to the maximum building height.	Unresolved
29.	Planning and	On the MDP, please provide traffic, water and sewer	Unresolved

	Development	impact tables.	
30.	Planning and Development	On the MDP, please provide a property dimension along the northeast portion between the proposed site and Michelle Reeves property.	Unresolved
31.	Planning and Development	Please place a note on the MDP that states verbatim, "The subject property is within the Airport Target Area and must comply with the requirements outlined in Chapter 30 Part 61 of the Seminole County Land Development Code.	Unresolved
32.	Planning and Development	Please place a note on the MDP that states verbatim, "The subject property is within Sub Section 4 of the Sanford Joint Planning Area (Sanford JPA) and must comply with the requirements outlined in section of the Sanford JPA.	Unresolved
33.	Planning and Development	On the MDP, please place a note stating verbatim, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
34.	Planning and Development	On the MDP under the site data please provide the hours of operation.	Unresolved
35.	Planning and Development	On the MDP please place a note stating verbatim, "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233".	Unresolved
36.	Planning and Development	On the MDP please place a note stating verbatim, "Outdoor lighting will comply with the Seminole County Land Development Code".	Unresolved
37.	Planning and Development	Please provide the parking calculation requirements and minimum parking stall size.	Unresolved
38.	Planning and Development	On the Master Development Plan, please provide a note stating, "A conservation easement, dedicated to Seminole County, will be required over the wetlands and required wetland buffer.	Unresolved
39.	Planning and Development	Please provide a utility capacity letter from the City of Sanford.	Unresolved
40.	Planning and Development	Please provide a separate legal description as a pdf document.	Unresolved
41.	Planning and Development	Based on the East Lake Mary Study, the Future Land Use of HIP-AP, and feedback from airport staff, staff would not support a PD Rezone to allow for all M-1A permitted uses. Staff would, however, support a PD Rezone to limit the permitted uses through the Amendment to the Planned Development to allow for more compatible uses on site for example, industrial parks, warehouses, corporate business parks, office	Unresolved

		complexes, commercial development, and/or mixed-use to include retail.	
42.	Planning and Development	Staff has uploaded the "East Airport Commerce Park" from the East Lake Mary Study and the HIP-AP section from the Seminole County Comprehensive Plan into the resources folder.	Info Only
43.	Planning and Development	At the time of the Final Development Plan as an Engineered Site Plan, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. This form has been uploaded into the resources folder.	Info Only
44.	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9 .	Info Only
45.	Planning and Development	The subject site is contiguous to the City of Sanford, please reach out to the city to discuss pre-annexation.	Info Only
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
48.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
49.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not	Info Only

		less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
50.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
51.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
52.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
53.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
54.	Public Works - Engineering	Beardall Avenue right-of-way width is currently 45 feet. It is required to be 50 feet minimum and potentially 70 feet if drainage and/or other improvements are needed. The right-of-way dedication of 5 feet is satisfactory.	Info Only
55.	Public Works - Engineering	A pedestrian concrete sidewalk is required in front of all public rights-of-way. The sidewalk can be construction or a request to pay into the sidewalk fund can be submitted. Please note that if paying into the	Info Only

		fund is selected as an option, the area for the sidewalk has to be provided pad ready.	
56.	Public Works - Engineering	Beardall Avenue is functionally classified as Local Road and was last resurfaced in 1993. The roadway geometry and structure meet the current Seminole County standards. Beardall Avenue is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
58.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald
Public Works - Impact Analysis	Review Complete Recommend Approval	William Wharton
Environmental Services	No Review Required	James Van Alstine
Public Works - Engineering	Review Complete Recommend Approval	Vladimir Simonovski
Natural Resources	Approved	Sarah Harttung
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/29/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Maya

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0722

Title:

9:20AM (TEAMS) USED CAR DEALERSHIP - PRE-APPLICATION

Project Number: 24-80000064

Project Description: Proposed Site Plan for a used car dealership on 0.46 acres in the C-2 Zoning District located on the north side of Country Club Rd, east of Airport Blvd

Project Manager: Yvonne D'Avanzo (407) 665-7354 (ydavanzo@seminolecountyfl.gov)

Parcel ID: 35-19-30-300-0160-0000

BCC District: 5-Herr

Applicant: Juan Bautista (407) 369-3599

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000064
 Received: 5/10/24
 Paid: 5/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	UPfer - Used Car Dealership		
PARCEL ID #(S):	35-19-30-300-0160-0000		
TOTAL ACREAGE:	0.45	BCC DISTRICT:	5: Herr
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	JUAN BAJTISTA	COMPANY:	UPfer, LLC
ADDRESS:	814 E. Harbour CT.		
CITY:	Ocoee	STATE:	FL ZIP: 34761
PHONE:	407-369-3599	EMAIL:	SUPPORT@UPfer.COM

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: See Attached Documents

STAFF USE ONLY

COMMENTS DUE: 5/24	COM DOC DUE: 5/30	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the north side of Country Club Rd, east of Airport Blvd
W/S: City of Sanford	BCC: 5: Herr	

Small Used Car Dealership concept Design Overview

Location and Structure: Positioned on a plot measuring 113 feet by 174 feet, our car dealership design focuses on simplicity and efficiency. The central feature is a single-story office built from a modular or prefabricated materials for quick setup and cost savings.

Office Details:

Size: The office is 300 to 400 square feet, arranged to include workspace, storage, and a small area for customers to sit.

Access: Placed in the middle of the lot, the office is easy to get to from any point on the property, which helps with running the dealership smoothly.

Parking and Display Area:

Setup: Around the office, there's a basic open lot with gravel paving used for displaying cars and parking for customers.

Landscaping:

Approach: We use a few low-maintenance plants that are native to the area. This keeps our lot looking good without needing much upkeep and follows local environmental rules.

Goal: The design is practical, looks good, and works well for everyday business needs without being too fancy.

Important: Please note that this is a basic conceptual framework intended to provide an initial idea, and we are open to adapting this design to align with local regulations and practical considerations. We look forward to your feedback and guidance to refine and finalize our plans.



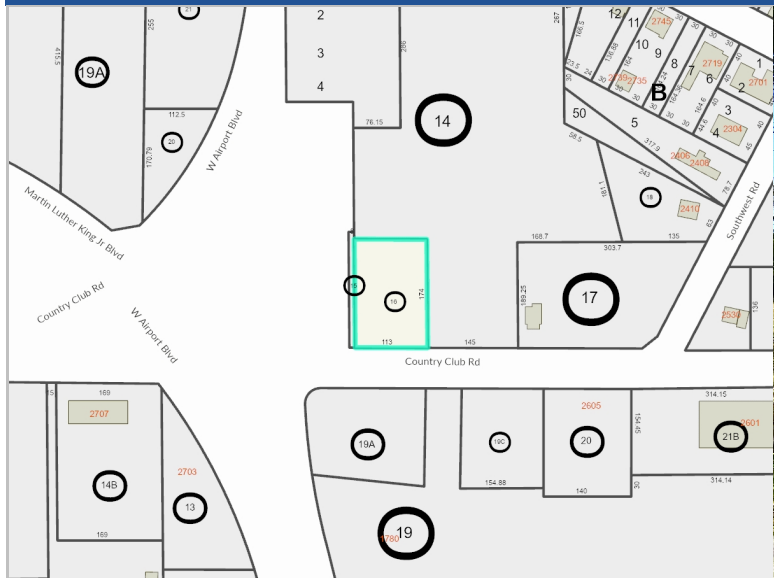
Property Record Card



Parcel 35-19-30-300-0160-0000

Property Address 2614 COUNTRY CLUB RD SANFORD, FL 32779

Parcel Location



Site View



35193030001600000 11/07/2021

Parcel Information

Parcel	35-19-30-300-0160-0000
Owner(s)	WHITEHOUSE, MARY K
Property Address	2614 COUNTRY CLUB RD SANFORD, FL 32779
Mailing	1702 N WOODLAND BLVD PMB 207 STE 116 DELAND, FL 32720-1837
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$80,811	\$73,536
Land Value Agriculture		
Just/Market Value	\$80,811	\$73,536
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$80,811	\$73,536

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$978.62**
2023 Tax Bill Amount **\$978.62**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 30E
 BEG 844.2 FT N + 140 FT E
 OF SW COR RUN E 113 FT N
 174 FT W 113 FT S 174 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$80,811	\$0	\$80,811
SJWM(Saint Johns Water Management)	\$80,811	\$0	\$80,811
FIRE	\$80,811	\$0	\$80,811
COUNTY GENERAL FUND	\$80,811	\$0	\$80,811
Schools	\$80,811	\$0	\$80,811

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/2008	07113	1982	\$70,000	Yes	Improved
WARRANTY DEED	08/01/1998	03484	0399	\$100	No	Improved
PROBATE RECORDS	08/01/1998	03474	1370	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			19662	\$4.11	\$80,811

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05189	2614 COUNTRY CLUB RD: DEMO RESIDENTIAL-	County	\$0		4/13/2020

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
31.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	WED	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	5

School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/13/2024 3:21:18 PM
Project: 24-80000064
Credit Card Number: 40*****3305
Authorization Number: 013867
Transaction Number: 130524017-3A2CCAAD-BD6B-4D9D-A390-667424DA2700
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

Document date:

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

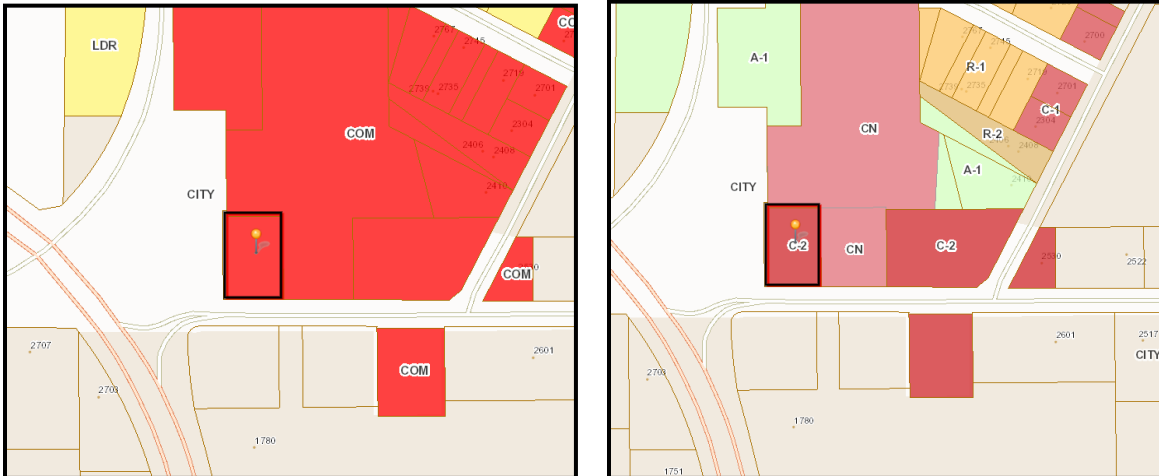
PROJECT NAME:	USED CAR DEALERSHIP - PRE-APPLICATION	PROJ #: 24-80000064
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/13/24	
RELATED NAMES:	EP JUAN BAUTISTA	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	35-19-30-300-0160-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A USED CAR DEALERSHIP ON 0.46 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF COUNTRY CLUB RD, EAST OF AIRPORT BLVD	
NO OF ACRES	0.46	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF COUNTRY CLUB RD, EAST OF AIRPORT BLVD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
JUAN BAUTISTA UPFER LLC 814 E HARBOUR CT OCOEE FL 34761 (407) 369-3599 SUPPORT@UPFER.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS

The subject site has a Commercial Future Land Use with C-2 (General Commercial), zoning classification which allows automobile sales as a permitted use.



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	Site lighting and signage will require separate building permits.	Info Only
11.	Comprehensive Planning	The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only

12.	Comprehensive Planning	Proposed use is allowable within the current FLU designation.	Info Only
13.	Comprehensive Planning	Proposed use is located within the County/City of Sanford Joint Planning Area, and staff recommends contacting the city for a potential pre-annexation agreement.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
15.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northeast corner of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
16.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
17.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
18.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100-year flood plain.	Info Only
19.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
20.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress, and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
21.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable,	Info Only

		indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
28.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
29.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
31.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only

32.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
33.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
34.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation, or replacement of trees. SCLDC 60.10(d)	Info Only
35.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
36.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
37.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
38.	Planning and Development	The proposed project is subject to a Site Plan Review Process. Information can be found in Seminole County Land Development Code, Chapter 40.	Info Only
39.	Planning and Development	The subject site has a Commercial Future Land Use with a C-2 (General Commercial), classification which allows automobile sales as a permitted use, yet excludes auto repairs. If the site is to include a mechanical garage (auto repairs), as per Table 5.2 Permitted Use Table - It would require a Special Exception approval by the Board of County Commissioners. Chapter 30 – Zoning Regulations - The Planning and Zoning Commission shall hold a public hearing or hearing to consider	Info Only

		a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action.	
40.	Planning and Development	<p>F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.</p> <p>Building site area requirements - Adequate space will be required for off-street parking, loading, and landscaping requirements.</p>	Info Only
41.	Planning and Development	The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet.	Info Only
42.	Planning and Development	The minimum open space requirement is twenty-five (25) percent.	Info Only
43.	Planning and Development	<p>The C-2 (General Commercial) zoning district requires the following minimum building setbacks:</p> <p>Front Yard – Twenty-five (25) feet</p> <p>Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.</p> <p>Side Street - Zero (0) feet</p> <p>Rear Yard - Ten (10) feet</p>	Info Only
44.	Planning and Development	<p>Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	Info Only
45.	Planning and Development	Exterior lighting will require a separate permit. A photometric plan may be required for exterior lighting. All commercial, office, industrial, and multi-family development shall comply with the exterior lighting requirements noted in Seminole	Info Only

		County Land Development Code, Part 15 Chapter 30, sec. 30.15.1 Exterior lighting requirements.	
46.	Planning and Development	A refuse (dumpster) enclosure will require a separate permit. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. Dumpster enclosure must meet the standard of Seminole County Land Development Code, see Sec. 30.14.15 (a) - Screening of Refuse Facilities.	Info Only
47.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
48.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
50.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
51.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only

52.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
53.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, wetlands are possibly located in the northeast corner of the property. Please be advised the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
54.	Public Works - Engineering	The proposed project is located within the Sanford Drainage Basin.	Info Only
55.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sand (100%), Map Unit Symbol 2. Adamsville Fine Sand soils (54%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sand soils (36%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D.	Info Only
56.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be relatively flat and slightly sloping to the north. The highest point is on the south side of the property (Elevation 41.0 feet), while the lowest point is on the north side of the property (Elevation 40.0 feet).	Info Only
57.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the wetland area located on the adjacent property to the north. This area is known to have drainage issues and it is divided into two different Drainage Basins, the Lake Monroe (Lockhart-Smith Canal) Drainage Basin, to the north of the dividing line and Sanford Drainage Basin, to the south of the dividing line. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no	Info Only

		viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
58.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
59.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
60.	Public Works - Engineering	The primary access point to the subject property is Country Club Road that is functionally classified as Urban Minor Collector Road and was last resurfaced in 2020. The roadway geometry and structure meet the current Seminole County standards. Country Club Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Construction of a new driveway is required to access the subject property. The new driveway will need to meet the minimum driveway standards defined in the Seminole County Public Works Engineering Manual.	Info Only
61.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer. If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection. (Detail T-1) Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Minor Collector Road is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Considering that there is an existing driveway just west of the subject property that serves as a primary access to the County retention pond and the width of the subject property is only 113 feet, the required 330 feet minimum separation	Info Only

		cannot be met. The County will consider approving a driveway access to the subject property as far as possible from the above referenced existing driveway.	
62.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	Info Only
63.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
64.	City of Sanford	If the facility will discharge to City of Sanford sewers and if ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees/mechanics to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. This includes the requirement to install an under-sink oil water separator at employee handwashing sinks if an in-ground separator is not present and/or required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-655-7354
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-655-7388
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov 407-655-5730
Public Works - Engineering	Review Complete	Vladimir Simonovski vsimonovski@seminolecountyfl.gov 407-655-5762
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov 407-655-5177
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-655-7391
Environmental Services	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-655-2014
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-655-7468
City of Sanford	Review Complete	Hope Duncan duncanh@sanfordfl.gov 407-688-5000 x 5512

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities in Seminole County:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0725

Title:

9:40AM (TEAMS) THE JUPITER SCHOOL - PRE-APPLICATION

Project Number: 24-80000066

Project Description: Proposed Rezone from RP to PD for a VPK on 1.69 acres located on the west side of Church St, south of Chapman Rd

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 20-21-31-5CB-0000-0080

BCC District: 1-Dallari

Applicant: Amit Ghosh (407) 756-2994

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-8000066
 PM: Kaitlyn
 REC'D: 5/16/24
 Paid: 5/17/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: The Jupiter School

PARCEL ID #(S): 20-21-31-5CB-0000-0080

TOTAL ACREAGE: 1.69 AC

BCC DISTRICT:

ZONING: RP

FUTURE LAND USE:

APPLICANT

NAME: Amit Ghosh

COMPANY: The Jupiter School

ADDRESS: 4767 New Broad Street

CITY: Orlando

STATE: FL

ZIP: 32814

PHONE: 407-756-2994

EMAIL: amitghosh32801@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: 11,000SF Childcare Facility for ages 6 weeks to 5 years old (VPK)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
 PD Zoning Requested

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **RP**

FLU: **MDR**

LOCATION:
on the west side of Church St,
south of Chapman Rd

W/S: **Seminole County**

BCC: **1: Dallari**

Detailed Narrative

Parcel ID: 20-21-31-5CB-0000-0080

Proposed Location: The Jupiter School

Narrative:

With a surge of new housing in the City of Oviedo, there is a strong demand for additional childcare in this market. The Jupiter School would be an ideal fit in Oviedo. Founded in 2018 in South Downtown Orlando (SoDo), The Jupiter School has an excellent reputation and is widely regarded as one of the finest preschools in Orlando. This school is Apple accredited, which is a national accreditation program that recognizes early learning centers which operates high quality programs.

The plan is to build a second location of The Jupiter School on this location. The proposed building will be approximately 11,000 square feet with a 5,000 square feet playground area. With a facility of this size, we will be able to have a childcare capacity of approximately 220 students. 30-40 parking spaces will be needed to accommodate this capacity. At capacity, the school anticipates employing at least 25 full time teachers.

We respectfully request a zoning change to accommodate this childcare center to Zoning Type PD.





Property Record Card



Parcel 20-21-31-5CB-0000-0080

Property Address OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	20-21-31-5CB-0000-0080
Owner(s)	LOG CABIN PROPERTIES LLC
Property Address	OVIEDO, FL 32765
Mailing	702 GLADWIN AVE FERN PARK, FL 32730-2004
Subdivision Name	SLAVIA FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$756,548	\$756,548
Land Value Agriculture		
Just/Market Value	\$756,548	\$756,548
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$92,855	\$153,191
P&G Adjustment	\$0	\$0
Assessed Value	\$663,693	\$603,357

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$10,068.14** 2023 Tax Savings with Non-Hx Cap **\$1,214.80**
 2023 Tax Bill Amount **\$8,853.34**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 8 & LOT F DESC AS BEG NE COR LOT 8 RUN S 74 FT W 558.39 FT N 23 DEG 20 MIN 54 SEC E 155.28 FT E 495.1 FT S 69.01 FT TO BEG SLAVIA FARMS
 PB 6 PG 97

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$663,693	\$0	\$663,693
SJWM(Saint Johns Water Management)	\$663,693	\$0	\$663,693
FIRE	\$663,693	\$0	\$663,693
COUNTY GENERAL FUND	\$663,693	\$0	\$663,693
Schools	\$756,548	\$0	\$756,548

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/01/2004	05548	1960	\$332,900	No	Vacant
SPECIAL WARRANTY DEED	08/01/2001	04152	1166	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			72745	\$10.40	\$756,548

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07629	SFR DEMOLITION	County	\$0		9/1/1999

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Medium Density Residential	MDR	Residential Professional

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/17/2024 1:30:42 PM
Project: 24-80000066
Credit Card Number: 47*****6379
Authorization Number: 113004
Transaction Number: 170524C29-5CA597F8-A0C1-4593-977E-5A2C84EFDCE5
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	THE JUPITER SCHOOL - PRE-APPLICATION	PROJ #: 24-8000066
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/16/24	
RELATED NAMES:	EP AMIT GHOSH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	20-21-31-5CB-0000-0080	
PROJECT DESCRIPTION	PROPOSED REZONE FROM RP TO PD FOR A VPK ON 1.69 ACRES LOCATED ON THE WEST SIDE OF CHURCH ST, SOUTH OF CHAPMAN RD	
NO OF ACRES	1.69	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	RP	
LOCATION	ON THE WEST SIDE OF CHURCH ST, SOUTH OF CHAPMAN RD	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
AMIT GHOSH THE JUPITER SCHOOL 4767 NEW BROAD ST ORLANDO FL 32814 (407) 756-2994 AMITGHOSH32801@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

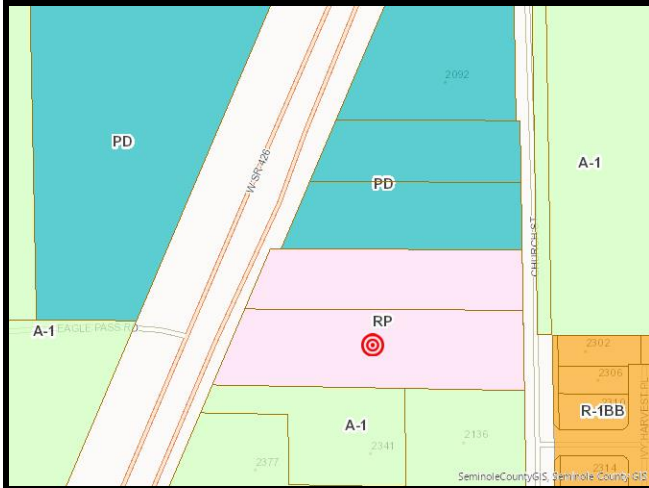
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

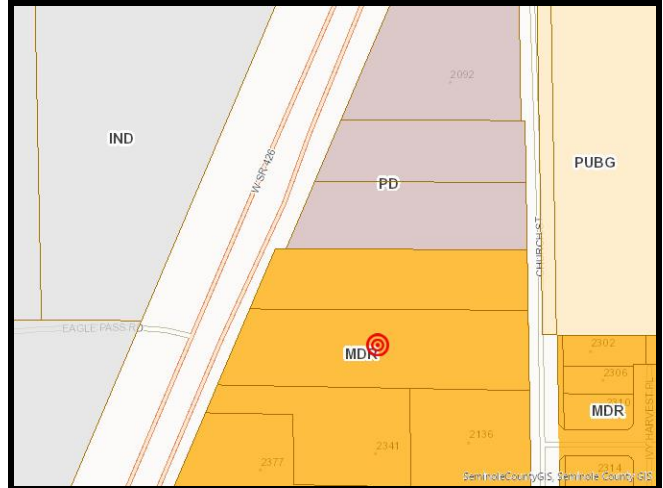
- The subject site is located in the OP (Office) zoning district and has a Future Land Use (FLU) of Medium Density Residential (MDR).
- PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: RP



FLU: MDR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	Buffers and CPTED	Residential zoning adjacent to property may trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirements.	Info Only
9.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
10.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
11.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
13.	Comprehensive Planning	The Future Land Use Designation of this property is Medium Density Residential (MDR). Per Policy FLU 5.2.2 Medium Density Residential: The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification.	Info Only
14.	Comprehensive Planning	The following uses are compatible with the subject Future Land Use: A: Single family detached residences, patio homes, duplexes, multifamily units, mobile home parks/manufactured housing parks and factory built modular units at a maximum	Info Only

		density of 10 dwelling units per net buildable acre; B: Missing Middle housing typologies (except for live/work units), as defined in the Introduction Element at a maximum density of 10 dwelling units per net buildable acre; C: Conversion of existing residential units to residential professional offices; D: Public elementary schools, public middle schools, and public high schools; and E: Special exception uses such as group homes, houses of worship, daycare, guest cottages, home occupation, public utilities and publicly owned parks and recreational areas.	
15.	Comprehensive Planning	The proposed use of a daycare facility is compatible with the MDR Future land Use designation.	Info Only
16.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
17.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 24" PVC potable water main running along the west side of West State Road 426.	Info Only
18.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 16" PVC sewer force main running along the east side of West State Road 426. There is a 4" PVC sewer force main running along the west side of Church Street. The developer would have to build a lift station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
19.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
20.	Environmental Services	If this development is to generate waste from large scale cooking/kitchen activities, then this development will need to install a sewer pretreatment system such as a grease trap and be required to adhere to Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development or grease trap sizing/specifications.	Info Only
21.	Environmental Services	Be advised that West State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
22.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
23.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable	Info Only

		options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
27.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
29.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
30.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
31.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
32.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
33.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
34.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
35.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
36.	Planning and	Approval for a planned development is obtained through a two-	Info Only

	Development	step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at : http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	
37.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
38.	Planning and Development	The subject site has a Medium Density Residential Future Land Use (FLU) and RP (Residential Professional) zoning.	Info Only
39.	Planning and Development	Setbacks and buffers must be established with the PD Master Development Plan and outlined in the development order, including all other conditions as applicable. Density and Intensity will also be established at the time of the rezone and approved by the Board.	Info Only
40.	Planning and Development	A minimum of 25% open space will be required on the subject site. Open space is defined as any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.	Info Only
41.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
42.	Planning and Development	Final Development Plan may be submitted concurrently with the Engineered Site Plan.	Info Only
43.	Planning and Development	This project is subject to provisions contained within Ordinance No. 2024-02 LDC Rewrite, see section 30.8.5 PD Planned Development. The review criteria for PD Rezones include consistency with the Comprehensive Plan and provision of greater benefit/innovation than conventional zoning would typically provide. In addition, any proposed development under the PD ordinance must meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis; and minimize transportation impacts through design elements.	Info Only

44.	Planning and Development	Prior to the scheduling of required public hearings associated with rezones, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Info Only
45.	Planning and Development	Please see Ordinance No. 2024-02 LDC Rewrite Part 11. Parking and Loading Regulations (30.11) for applicable parking requirements. Parking required for daycares, preschools, and kindergartens is 1 space per employee, per table 11-3A. The parking requirement is also subject to EV (30.11.5) and Bicycle parking (30.11.7.1) standards.	Info Only
46.	Planning and Development	If the proposed development is utilizing the lot to the north (PID: 20-21-31-5CB-0000-00E0), the lots will need to be combined.	Info Only
47.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
48.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
50.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
51.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
52.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

53.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
54.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
55.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
56.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (88%), Map Unit Symbol 31; and Myakka and EauGallie Fine Sands (12%), Map Unit Symbol 20. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	Info Only
57.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from northeast and east to west. The highest ground elevation appears to be 45.0 feet (northeast) and the lowest 43.0 feet (west/frontage).	Info Only
58.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the State of Florida DOT (FDOT) "right-of-way" (West State Road 426), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, an existing Stormwater Conveyance System along the east side of West State Road 426 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County	Info Only

		Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
59.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
60.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
61.	Public Works - Engineering	The primary access to the subject property is through West State Road 426. W. S.R. 426 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Minor Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.	Info Only
62.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use as vehicle trips is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0718

Title:

10:00AM (TEAMS) ST JAMES PORTABLES - PRE-APPLICATION

Project Number: 24-80000061

Project Description: Proposed Site Plan for two portable structures on 1.19 acres in the A-1 Zoning District located on the north side of Narcissus Ave, west of Riverview Ave

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 22-19-30-5AD-0000-0130

BCC District: 5-Herr

Applicant: Father Marc Vernoy (407) 212-3032

Consultant: Kip Coleman (925) 595-4585

PM: Joy



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-8000061

Received: 5/1/24

Paid: 5/7/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: ST. JAMES PORTABLES	
PARCEL ID #(S): 22-19-30-5AD-0000-130 ⁰	
TOTAL ACREAGE: 1.19	BCC DISTRICT: 5
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: FATHER MARC VERNOY	COMPANY: SOCIETY OF ST. PIUS X ORLANDO
ADDRESS: 500 RIVERVIEW AVE	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 407-212-3032	EMAIL: prioritysecretary@stmpa.net stma.office@gmail.com

CONSULTANT

NAME: KIP COLEMAN	COMPANY: KC ARCHITECTURE
ADDRESS: 6749 TIFFANY ROSE PL.	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 925-595-4585	EMAIL: kip@kc-architecture.com

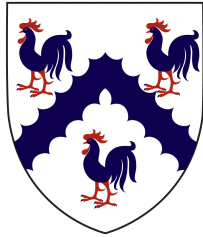
PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: ADD (2) PREFAB. PORTABLE structures appurtenant to the church admin function				

STAFF USE ONLY

COMMENTS DUE: 5/17	COM DOC DUE: 5/23	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the north side of Narcissus Ave, west of Riverview Ave
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 5/31



IN FIDE VIRTUS

Saint Thomas More Church – 550 Riverview Ave – Sanford, FL 32771
(407) 872-1007 – priory@stmpa.net
sspflorida.com

29 September 2023

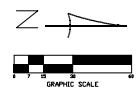
Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

RE: Detailed Narrative

The St. Thomas More Church community (Society of Saint Pius X Orlando FL Inc.) is growing and needs to expand its church office/admin space. We are looking to achieve our short term requirement for additional church office space by installing two prefabricated portables (construction trailer style) directly behind our residential building at 2520 Narcissus Avenue, Sanford 32771 within the necessary set backs of the property. We have met with an electrical contractor and discussed the requirements for adding the necessary electrical upgrade from FPL for this project. This property is directly attached to our existing church property at 550 Riverview Ave. Sanford 32771 and the proposed structures will be appurtenant to the church. The purpose of this pre-application is to determine the likely feasibility and acceptance of our desired plan to install two 24' x 60' (nominal size) portables with a 10' separation between them and a common accessible ramp connecting them as seen on the proposed site plan.

Sincerely,

St. Thomas More Church

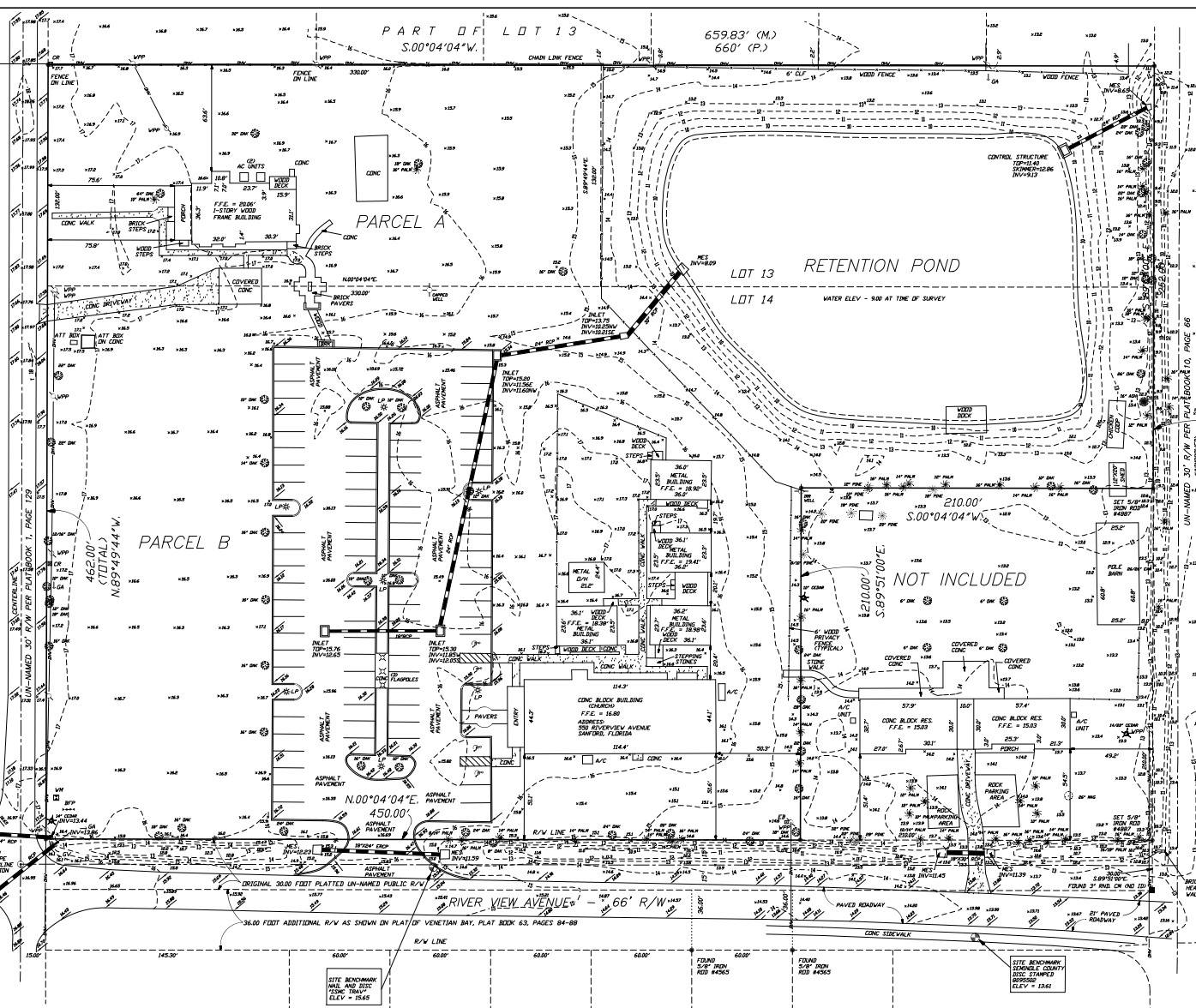


BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

PARCEL A
 THE SOUTH 330 FEET OF THE EAST 132 FEET OF LOT 13, THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND PARCEL B
 THE NORTH 330 FEET OF THE EAST 132 FEET OF LOT 13 AND ALL OF LOT 14 (LESS THE NORTH 210 FEET OF THE EAST 210 FEET), THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- LEGEND**
- R/W - RIGHT-OF-WAY
 - CONC - CONCRETE
 - F.F.E. - FINISHED FLOOR ELEVATION
 - NS - SPOT ELEVATION EXISTING (NS) - MEASURED
 - (PL) - PLANT
 - Ø - SET 5/8" IRON ROD #4887
 - W/P - WOOD POWER POLE
 - OHW - OVERHEAD WIRES
 - GV - GATE VALVE
 - WM - WATER METER
 - BFP - BACK FLOW PREVENTER
 - INV - INVERT
 - ROP - REINFORCED CONC PIPE
 - CR - CHAIN LINK FENCE
 - EB - ELECTRIC BOX
 - CLF - CHAIN LINK FENCE
 - F.F.E. - FINISHED FLOOR ELEVATION
 - M.E.S. - METERED END SECTION



- NOTES**
1. BEARINGS BASED ON THE 66' R/W LINE OF RIVER VIEW AVE. AS BEING NORTH (ASSUMED).
 2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. SUBJECT PROPERTY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL #1211720060P, DATED 9/26/07, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
 5. DATE OF FIELD SURVEY: 1/17/21.
 6. ELEVATIONS BASED ON SEMINOLE CO. BENCHMARK BR08303 WITH AN ELEVATION OF 13.61 FEET RELATIVE TO NAVD 88.

UN-NAMED 30' R/W PER PLATBOOK 10, PAGE 66
 UN-NAMED 30' R/W PER PLATBOOK 10, PAGE 66
 NOT PLATTED S.89°51'00"E 252.00'

WOLFER'S LAKEVIEW TERRACE
 PLAT BOOK 10, PG 66

LOT 1 LOT 2

RIVER VIEW AVENUE
 66' R/W

CENTERLINE

LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42

VENETIAN BAY PLAT BOOK 63 PGS 84-88

CERTIFIED TO: I HEREBY CERTIFY: DATE: 1/17/21
 SHOMAKER CONSTRUCTION THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 24-17, FLORIDA ADMINISTRATIVE CODE. SCALE: 1" = 30'

Thomas McMahon
 Digitally signed by Thomas McMahon
 Date: 2023.03.06 17:45:48 -0500

McMAHON SURVEYING AND MAPPING, LLC
 1600 TALL OAKS ROAD
 DELAND, FL 32720
 PHONE: 407-399-2044

THOMAS J. McMAHON
 FL. REG. LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434

PREFABRICATED PORTABLE CHURCH ADMIN BUILDINGS

SOCIETY OF SAINT PIUS X ORLANDO

2520 NARCISSUS AVENUE, SANFORD, FLORIDA 32771



6749 Tiffany Rose Place
Sanford, FL 32771

925.595.4585
www.kca-architecture.com

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	OV	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL., ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.W.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
CSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYP. BOARD	TYP.	TYPICAL
GWB	GYP. WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

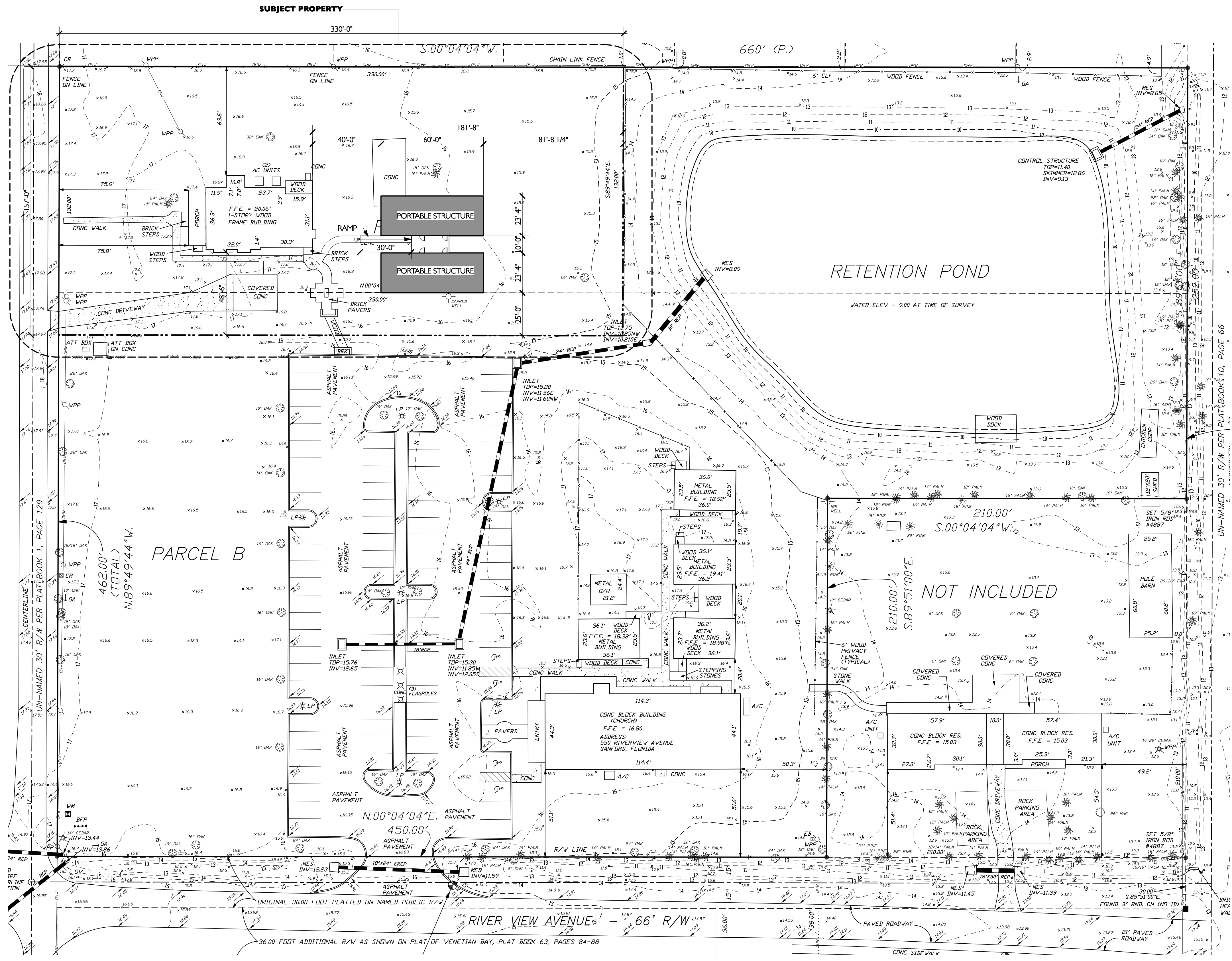
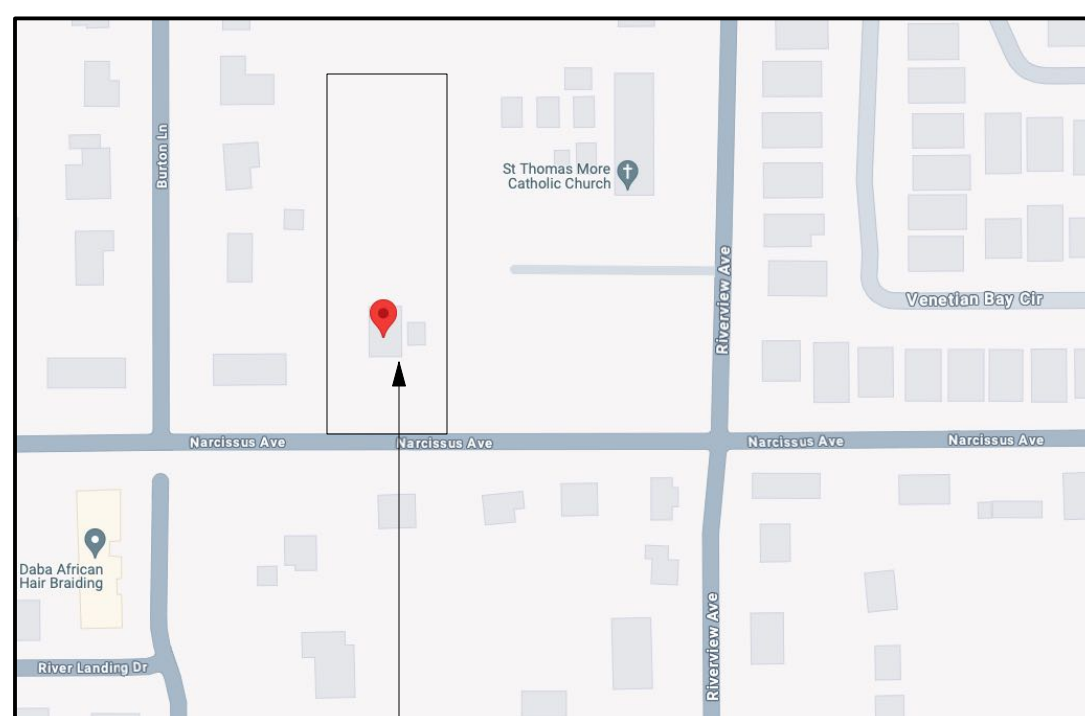
WALL TYPES

NEW	=====
1 HOUR RATED WALL	=====
2 HOUR RATED WALL	=====
3 HOUR RATED WALL	=====
4 HOUR RATED WALL	=====

NOTE: REFER TO A-8.1 FOR WALL AND FLOOR ASSEMBLY DETAILS

XX A3.1.0	ELEVATION KEY
XX A8.1.0	DETAIL KEY
XX A3.2.0	SECTION KEY
XX	WALL TYPE KEY
XX	DOOR NUMBER KEY
XX	WINDOW TYPE KEY
X	REVISION CLOUD & KEY

AREA MAP



1 SITE PLAN
Scale: 1/32" = 1'-0"

ZONING INFORMATION

OWNER: THE SOCIETY OF SAINT PIUS X ORLANDO FLORIDA INC.
SEMINOLE COUNTY ZONING DISTRICT - AG (AGRICULTURE)
PARCEL # 22-19-30-5AD-0000-130
ACREAGE: 1.19 ACRES
ZONE: A-1

PERMITTED USE (SEC.30.122):
CHURCHES AND STRUCTURES APPURTENANT THERETO

REGULATION

MIN. PARCEL AREA
PARCEL FRONTAGE IN STREET
MIN. FRONT YARD
MIN. SIDEYARD
MIN. REAR YARD
MAX. BUILDING HEIGHT

REQUIRED

1-ACRE SF
150 FT
50 FT
10 FT
30 FT
35 FT

EXISTING

1.19 ACRES
157 FT
45 FT
48.5 FT
181.6 FT
16 FT

PROPOSED

NO CHANGE
NO CHANGE
NO CHANGE
25'-0"
81.6'
NO CHANGE

SCOPE OF WORK:

INSTALL (2) PRE-FABRICATED PORTABLE STRUCTURES AS ACCESSORY TO THE CHURCH FOR ADMINISTRATION FUNCTIONS BEHIND THE CHURCH OWNED SINGLE-FAMILY HOME.

PRE-FABRICATED CHURCH ACCESSORY STRUCTURES
SOCIETY OF SAINT PIUS X ORLANDO
2520 NARCISSUS AVENUE
Sanford, FL 32771

date issue

Cover Sheet
& Site plan

project: 23.04
drawn by:
checked by: KC
date: 04.23.24

A-0.1

Property Record Card



Parcel 22-19-30-5AD-0000-0130

Property Address 2520 NARCISSUS AVE SANFORD, FL 32771

Parcel Location

Site View



2219305AD00000130 04/14/2023

Parcel Information

Value Summary

Parcel	22-19-30-5AD-0000-0130
Owner(s)	SOCIETY OF SAINT PIUS X ORLANDO FL INC
Property Address	2520 NARCISSUS AVE SANFORD, FL 32771
Mailing	500 RIVERVIEW AVE SANFORD, FL 32771-9507
Subdivision Name	FLA LAND AND COLONIZATION COMPANYS CELERY PLANTATION
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	36-CHURCH/RELIGIOUS(2015)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$240,603	\$234,703
Depreciated Other Features		
Land Value (Market)	\$144,458	\$137,658
Land Value Agriculture		
Just/Market Value	\$385,061	\$372,361
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$69,370	\$85,369
P&G Adjustment	\$0	\$0
Assessed Value	\$315,691	\$286,992

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$4,955.38 **2023 Tax Savings with Non-Hx Cap** \$4,955.38
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 330 FT OF E 132 FT OF LOT 13 & W 25 FT OF S 330 FT OF LOT 14
 FLA LAND + COL COS CELERY
 PLANTATION
 PB 1 PG 129

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$315,691	\$315,691	\$0
SJWM(Saint Johns Water Management)	\$315,691	\$315,691	\$0
FIRE	\$315,691	\$315,691	\$0
COUNTY GENERAL FUND	\$315,691	\$315,691	\$0
Schools	\$385,061	\$385,061	\$0

Sales

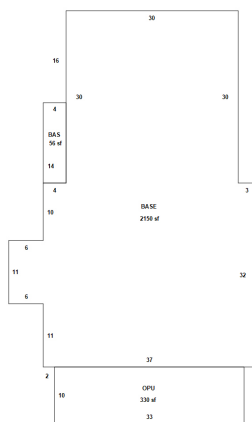
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/01/2014	08356	0007	\$59,500	No	Improved
CERTIFICATE OF TITLE	07/23/2013	08097	0252	\$100	No	Improved
QUIT CLAIM DEED	03/01/2010	07353	0158	\$100	No	Improved
WARRANTY DEED	07/01/2004	05392	0525	\$153,000	Yes	Improved
QUIT CLAIM DEED	07/01/2004	05389	1121	\$10,000	No	Vacant
WARRANTY DEED	01/01/1973	00977	1385	\$22,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.679	\$42,500.00	\$28,858
FRONT FOOT & DEPTH	25.00	330.00	0	\$850.00	\$31,450
FRONT FOOT & DEPTH	100.00	140.00		\$850.00	\$84,150

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1910/1995	5	2.5	7	2,150	2,536	2,206	SIDING GRADE 3	\$240,603	\$271,868	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH UNFINISHED</td> <td style="text-align: right;">330.00</td> </tr> <tr> <td>BASE</td> <td style="text-align: right;">56.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	330.00	BASE	56.00
Description	Area																	
OPEN PORCH UNFINISHED	330.00																	
BASE	56.00																	



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
31.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	MON	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/7/2024 9:58:13 AM
Project: 24-80000061
Credit Card Number: 41*****5843
Authorization Number: 04363I
Transaction Number: 070524C1C-2A27C631-B950-47E6-B828-93BC9ACE23BF
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	ST JAMES PORTABLES - PRE-APPLICATION	PROJ #: 24-80000061
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/06/24	
RELATED NAMES:	EP KIP COLEMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-19-30-5AD-0000-0130	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TWO PORTABLE STRUCTURES ON 1.19 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF NARCISSUS AVE, WEST OF RIVERVIEW AVE	
NO OF ACRES	1.19	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF NARCISSUS AVE, WEST OF RIVERVIEW AVE	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
FATHER MARC VERNOY SOCIETY OF ST PIUS X ORLANDO 500 RIVERVIEW AVE SANFORD FL 32771 (407) 212-3032 PRIORYSECRETARY@STMPA.NET	KIP COLEMAN KC ARCHITECTURE 6749 TIFFANY ROSE PL SANFORD FL 32771 (925) 595-4585 KIP@KC-ARCHITECTURE.COM	

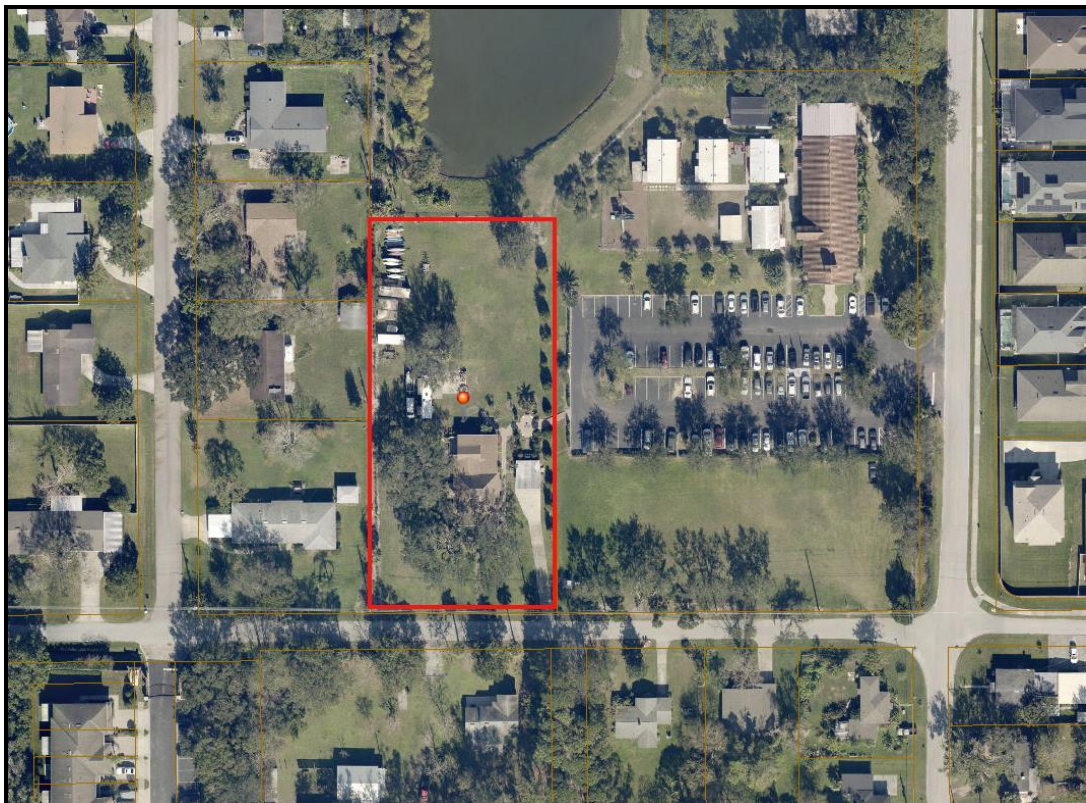
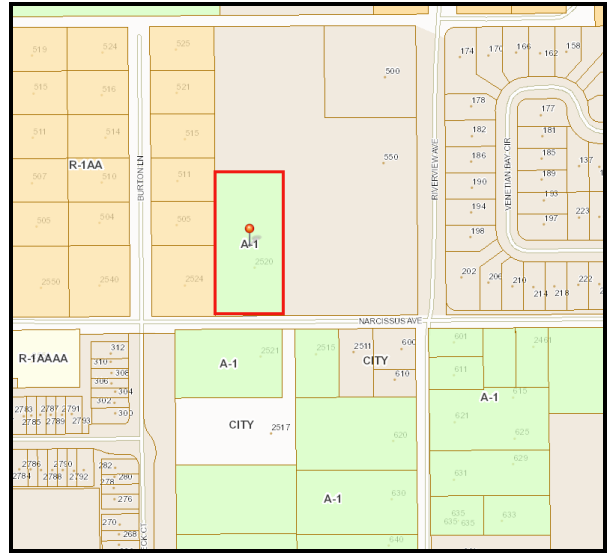
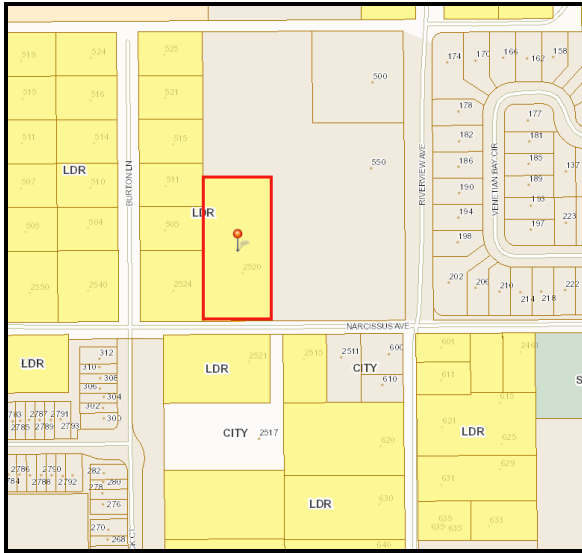
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use and A-1 (Agriculture) zoning.
- The proposed addition of two portables for the expansion of the existing church office is permitted under the existing zoning.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Due to overhead utility lines along the south portion of the property, only understory trees and shrubs may be planted.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. Supplemental plantings may be required at site plan if existing vegetation is not adequate.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Comprehensive Planning	The Low Density Residential (LDR) future land use designation considers houses of worship to be a use that is allowed as a special exception.	Info Only
9.	Comprehensive Planning	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
11.	Planning & Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be	Info Only

		advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
12.	Planning & Development	The subject site has a Low Density Residential Future Land Use and A-1 (Agriculture) zoning. Churches and structures appurtenant thereto are permitted under the A-1 zoning classification.	Info Only
13.	Planning & Development	The proposed expansion of the church office space with two prefabricated portables, each being 24-feet by 60-feet in size, will require submittal and approval of an Engineered Site Plan.	Info Only
14.	Planning & Development	Prior to permit approval, an Engineered Site Plan must be submitted for review and approval to the Planning & Development Division. The Site Plan must demonstrate compliance with Seminole County Land Development Code Chapter 40, including but not limited to: Building setbacks, permitted uses, parking, access, buffers and landscaping, public safety, Stormwater, ect.	Info Only
15.	Planning & Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
16.	Planning & Development	The building setbacks for the A-1 zoning district are: 50 feet - Front Yard, 30 feet - Rear yard, 10 feet - Side Yard.	Info Only
17.	Planning & Development	The maximum building height is 35 feet.	Info Only
18.	Planning & Development	Parking requirements can be found in SCLDC Part 64 Chapter 30. The dimensional requirements shall meet a minimum net area of 162 square feet, a minimum width of 9 feet and minimum length of 18 feet (for up to 80% of provided parking spaces) and/or a minimum net area of 200 square feet, a minimum width of 10 feet and minimum length of 20 feet (minimum 20% of parking provided).	Info Only
19.	Planning & Development	A minimum of 25% open space shall be provided.	
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Safety -	Adequate water supply with fire flow calculations for fire protection	Info Only

	Fire Marshal	(hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
24.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
25.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
26.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA	Info Only

		1,18.2.3.5.2)	
29.	Public Works - Engineering	The subject parcel (Parcel #22-19-30-5AD-0000-0130) was acquired by the Society of Saint Pius X Orlando, FL, Inc. in 2004, after the original Environmental Resource Permit (ERP #88479 - 1) was issued by SJRWMD (10/2/2003). However, it appears that the subject parcel (1.19 acres) was included in its entirety in the original permit as part of the Off-Site Drainage Basin Area (9.58 acres). Considering that the existing building structure (built around 1910) was included in the original Stormwater Management Report, the applicant will need to demonstrate that the existing permitted Wet Detention Pond has sufficient capacity to accommodate the proposed impervious area for the two portable structures, deck and ramp, of over 3,000 square feet. If the permitted pond does not have sufficient capacity, the new generated runoff from the site will need to be adequately treated per the Seminole County and SJRWMD standards. It also appears, from the available SJRWMD database, that the original permit was modified in 2022 (ERP #88479 - 2 issued on 2/25/2022) to include the northeast parcel (Parcel #22-19-30-5AD-0000-013B) that was not included in the original Stormwater Management Report. The new generated runoff from this parcel is now also treated in the permitted Wet Detention Pond.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Comprehensive Planning	Doug Robinson
Public Works - Impact Analysis	William Wharton
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0723

Title:

10:20AM (IN PERSON) FAIR PRICE AUTO GROUP - PRE-APPLICATION

Project Number: 24-80000065

Project Description: Proposed Rezone from C-1 to C-2 for a car dealership on 0.43 acres located on the east side of Monroe Rd, north of W SR 46

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 28-19-30-503-0000-0130

BCC District: 5-Herr

Applicant: Randy Jimenez (407) 543-1690

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000065

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT Fair Price Auto Group

PROJECT NAME:	<u>145 Monroe Rd Sanford FL 32771</u>		
PARCEL ID #(S):	<u>28-19-30-503-0000-0130</u>		
TOTAL ACREAGE:	<u>0.43</u>	BCC DISTRICT:	<u>Dist 5 - Herr</u>
ZONING:	<u>C-1</u>	FUTURE LAND USE:	<u>C2 or auto sales HIPTI</u>

APPLICANT

NAME:	<u>Randy Jimenez</u>	COMPANY:	<u>Fair Price Auto Group</u>
ADDRESS:	<u>1319 W Land Street Rd # 702</u>		
CITY:	<u>Orlando</u>	STATE:	<u>FL</u> ZIP: <u>32824</u>
PHONE:	<u>407 543 1690</u>	EMAIL:	<u>fairpriceauto group@gmail.com</u>

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>change to C2 zoning or a zoning that can accommodate Retail auto sales.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>5/31/24</u>	COM DOC DUE: <u>6/6/24</u>	DRC MEETING: <u>6/5/24</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET	<input checked="" type="checkbox"/> PRIOR REVIEWS: <u>19-80000082, 20-80000049, 21-80000052, 21-20500029</u>	
ZONING: <u>C-1</u>	FLU: <u>HIPTI</u>	LOCATION:
W/S: <u>SEMINOLE (WATER)/SANFORD (SEWER)</u>	BCC: <u>5-HERR</u>	<u>EAST SIDE OF MONROE RD, NORTH OF W SR 46</u>

145 MONROE RD SANFORD FL 32771

PARCEL 28-19-30-503-0000-0130

CONTACT: RANDY JIMENEZ

Cell: 917-259-8318

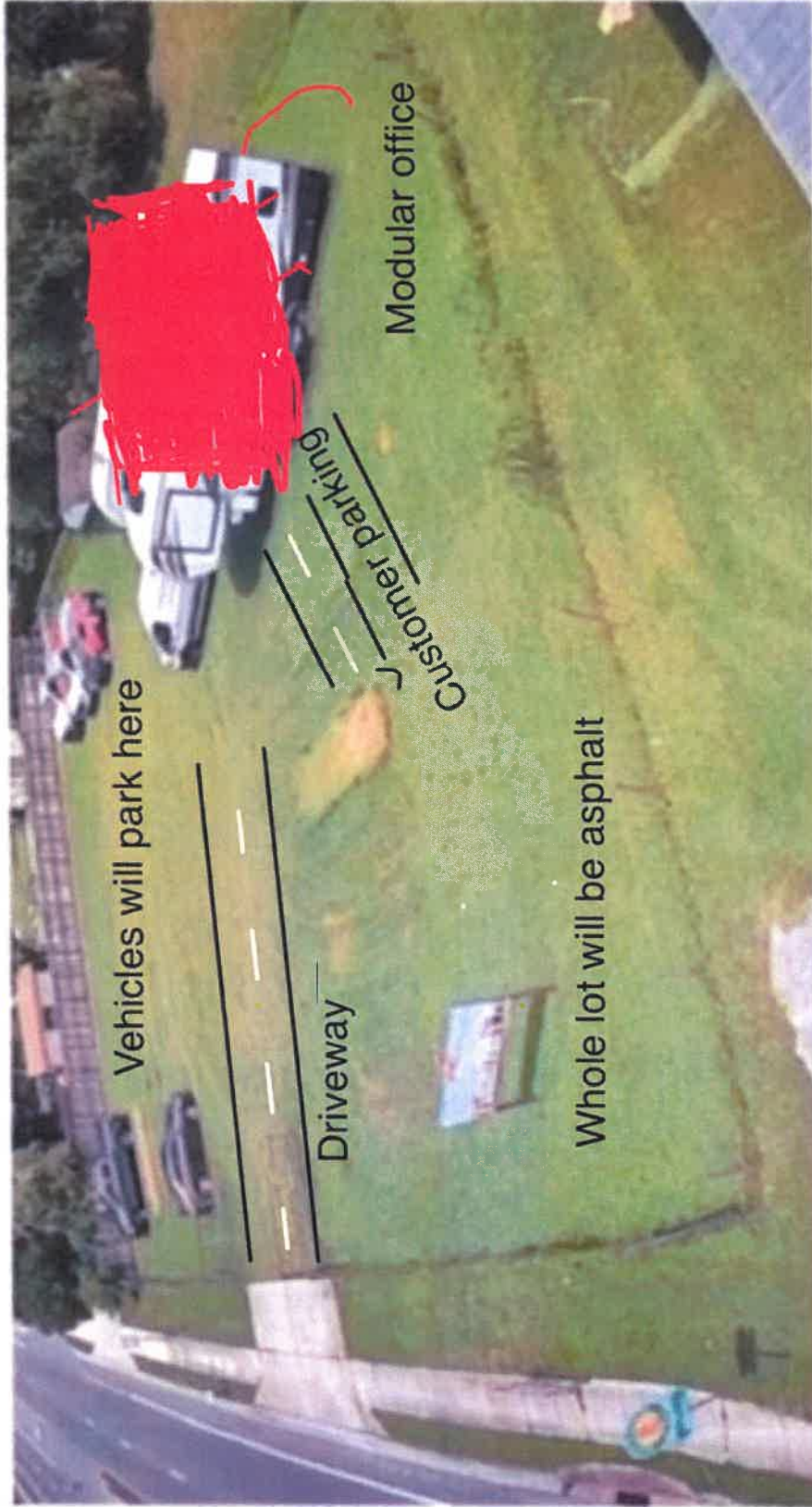
Email: fairpriceautogroup@gmail.com

Hello, my name is Randy Jimenez, and I am a small business owner. I am looking to put in a small retail auto sales company on this property. This property will be great for that as shown in current pictures the property has an entrance. As shown in the site sketch picture the whole lot will be asphalt. There will be guided parking spots for customers and a handicap accessible spot. The office will line up with the driveway. The lot will have neat and organized parking. We are a small business that wants to help the local community. New jobs will be created, and we will hire locals from this area. property will need to change C1 zoning to C2 or a zoning to accommodate retail Auto sales. I hope this narrative helps you see my vision and ideas for the property.

Thank you so much.

Randy Jimenez





* 5/15/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:43:33
 PROJ # 24-80000065 RECEIPT # 0136913
 OWNER: VISION CASTING LLC LOT #: 0130
 JOB ADDRESS: 145 MONROE RD

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00
 AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: PDHP01 BALANCE DUE.....: .00
 CHECK NUMBER.....: 00000005664
 CASH/CHECK AMOUNTS....: 50.00
 COLLECTED FROM: FAIR PRICE AUTO GROUP LLC
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

Property Record Card



Parcel 28-19-30-503-0000-0130

Property Address 145 MONROE RD SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	28-19-30-503-0000-0130
Owner(s)	VISION CASTING LLC
Property Address	145 MONROE RD SANFORD, FL 32771
Mailing	542 HASSOCKS LOOP LAKE MARY, FL 32746-6321
Subdivision Name	PETERSON SUBD A J
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1013-VAC COMM W/ SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features	\$3,037	\$2,642
Land Value (Market)	\$147,226	\$126,622
Land Value Agriculture		
Just/Market Value	\$150,263	\$129,264
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$8,073	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$142,190	\$129,264

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1,720.25
2023 Tax Bill Amount \$1,720.25

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 13 14 & 15 (LESS RD)
 A J PETERSON SUBD
 PB 10 PG 60
 & PT OF ALLEY WLY OF LOT 10 DESC AS BEG 12.50 FT W OF THE SW COR LOT 10 RUN W 12.50 FT N 62 FT E 12.50 FT S TO BEG
 A J PETERSONS SUB 1ST ADD
 PB 13 PG 10

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$142,190	\$0	\$142,190
SJWM(Saint Johns Water Management)	\$142,190	\$0	\$142,190
FIRE	\$142,190	\$0	\$142,190
COUNTY GENERAL FUND	\$142,190	\$0	\$142,190
Schools	\$150,263	\$0	\$150,263

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/08/2021	09882	1909	\$150,000	Yes	Vacant
TRUSTEE DEED	01/01/2011	07520	0236	\$100	No	Improved
QUIT CLAIM DEED	10/01/2000	03941	1485	\$50,000	No	Improved
WARRANTY DEED	08/01/1991	02334	1167	\$37,500	Yes	Improved
QUIT CLAIM DEED	12/01/1990	02249	1325	\$38,000	No	Vacant
WARRANTY DEED	08/01/1984	01577	0037	\$43,000	Yes	Vacant
WARRANTY DEED	01/01/1976	01087	1834	\$20,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			18731	\$7.86	\$147,226

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Other Features				
Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1979	650	\$3,037	\$7,592

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Higher Intensity Planned Development – Target Industry	HIPTI	Retail Commercial-Commodies

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

School Information		
Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	FAIR PRICE AUTO GROUP - PRE-APPLICATION	PROJ #: 24-8000065
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/24	
RELATED NAMES:	EP RANDY JIMENEZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	28-19-30-503-0000-0130	
PROJECT DESCRIPTION	PROPOSED REZONE FROM C-1 TO C-2 FOR A CAR DEALERSHIP ON 0.43 ACRES LOCATED ON THE EAST SIDE OF MONROE RD, NORTH OF W SR 46	
BCC DISTRICT	5-HERR	
CURRENT ZONING	C-1	
LOCATION	EAST SIDE OF MONROE RD, NORTH OF W SR 46	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RANDY JIMENEZ FAIR PRICE AUTO GROUP 1319 W LANDSTREET RD #702 ORLANDO FL 32824 (407) 543-1690 FAIRPRICEAUTOGROUP@GMAIL.COM	N/A	

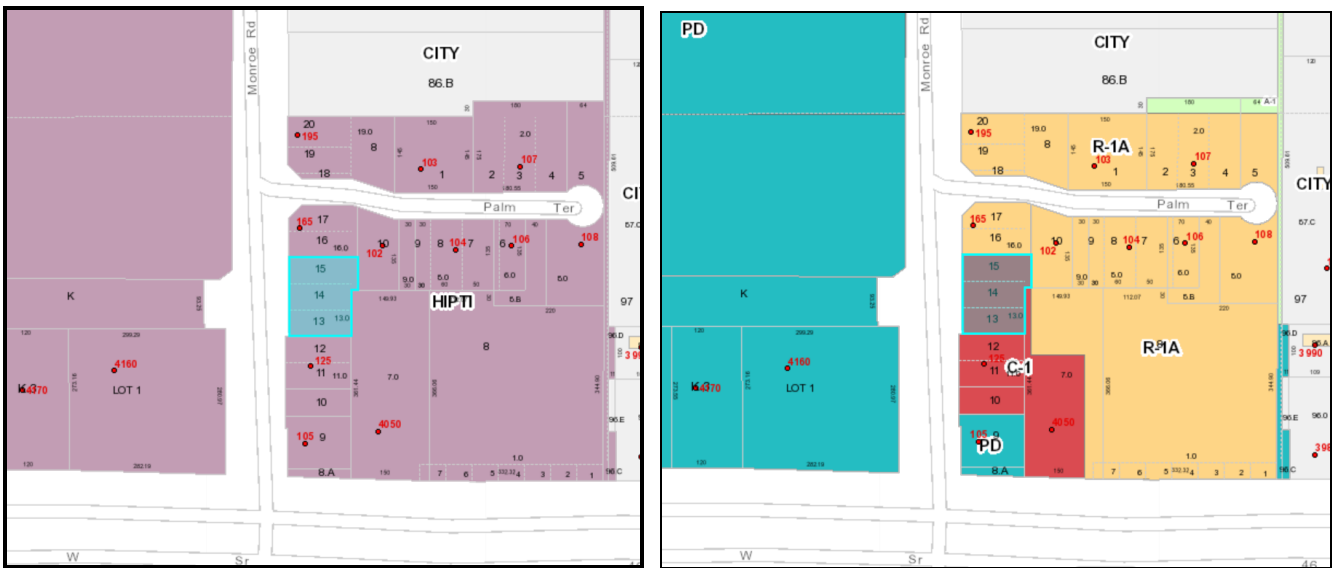
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a HIP-TI (Higher Intensity Planned Development-Target Industry) Future Land Use designation with C-1 (Retail Commercial) zoning. In compliance with the Seminole County Comprehensive Plan, development under the HIP-TI Future Land Use will require a rezone to PD (Planned Development).
- The subject site is within the Urban Centers and Corridor Overlay. Per the Seminole County Comprehensive Plan, the use of automobile sales is not permitted under the HIP-TI Future Land Use designation for property lying within the Urban Centers and Corridor overlay.
- The property is located within the City of Sanford utility service area. Please contact the City of Sanford regarding pre-annexation agreement requirements and utility service capacity availability prior to submitting a formal applicant for development with Seminole County.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in fee	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Separate permits shall be required for signage and site lighting.	Info Only
10.	Comprehensive Planning	The subject property is within the North I-4 Industrial Target Area. See Comprehensive Plan Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards.	Info Only
11.	Comprehensive Planning	Permitted uses on the subject site must be considered a Target Industry. Per Policy FLU 7.3.3 Target Industries: The Board of County Commissioners shall define Target Industries and the specific businesses offering high wage jobs by adopting specific recruitment and retention guidelines. A catalogue listing the specific companies that fit the profile of targeted Industries shall be	Info Only

		continually maintained (see Exhibit FLU: Target Industry Uses).	
12.	Comprehensive Planning	Retail auto sales is not a compatible use with the subject Future Land Use. A Future Land Use amendment would be required to allow the use. Staff may not support an amendment.	Info Only
13.	Environmental Services	We have no objection to the proposed rezone.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a potable water meter/service connection already available at the northwest corner of the property along Monroe Road.	Info Only
15.	Environmental Services	This development is not within Seminole County's sanitary sewer service area. Please coordinate with the City of Sanford to service sewer to this development.	Info Only
16.	Environmental Services	If the City of Sanford is unable to service sewer to this development, then an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it. Per House Bill 1379, the OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
17.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
18.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
19.	Planning and Development	The subject property has a HIP-TI (Higher Intensity Planned Development-Target Industry Future Land Use designation with C-1 (Retail Commercial) zoning. In compliance with the Seminole	Info Only

		County Comprehensive Plan, development under the HIP-TI Future Land Use will require a rezone to PD (Planned Development).	
20.	Planning and Development	The property is located within the City of Sanford utility service area. Please contact the City of Sanford regarding pre-annexation agreement requirements and utility service capacity availability prior to submitting a formal applicant for development with Seminole County.	Info Only
21.	Planning and Development	The subject site is within the Urban Centers and Corridor Overlay. Per the Seminole County Comprehensive Plan, the use of automobile sales is not permitted under the HIP-TI Future Land Use designation for property lying within the Urban Centers and Corridor overlay.	Info Only
22.	Planning and Development	25% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
23.	Planning and Development	Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement.	Info Only
24.	Planning and Development	The HIP-TI land use permits a maximum F.A.R. of 1.5.	Info Only
25.	Planning and Development	A PD Rezone may take between 4 - 5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
28.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
29.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded	Info Only

		per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
30.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
31.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
32.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
33.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
34.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
35.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes (88%), Map Unit Symbol 25; and Basinger and Delray Fine Sands (12%), Map Unit Symbol 9. Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger and Delray Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 12 inches and designates the Hydrologic Soil Group as A/D.	Info Only
36.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east. The highest ground	Info Only

		elevation appears to be 25.0 feet and the lowest 23.0 feet.	
37.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the State of Florida DOT (FDOT) "right-of-way" (U.S. Highway 17/92), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, an existing Stormwater Conveyance System along the east side of U.S. Highway 17/92 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
38.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
39.	Public Works - Engineering	The primary access to the subject property is through U.S. Highway 17/92 (Monroe Road). U.S. Highway 17/92 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Major Collector Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Building Division Review Coordinator	Tony Coleman acoleman@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov

Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Building Division	Tony Coleman acoleman@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0720

Title:

SANCHEZ ESTATES - PRE-APPLICATION

Project Number: 24-80000062

Project Description: Proposed Subdivision to create multi-family residential and/or single family residential lots on 1.5 acres in the R-3 Zoning District located on the west side of S CR 419, south of 8th St

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 21-21-32-5CF-6900-0160

BCC District: 1-Dallari

Applicant: Victor Sanchez (407) 810-6879

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000000
 PM: Annie
 REC'D: 5/9/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Sanchez Estates
 PARCEL ID #(S): 21-21-32-5CF-6900-0160
 TOTAL ACREAGE: 1.50 Acres BCC DISTRICT:
 ZONING: R-3 FUTURE LAND USE: HOR

APPLICANT

NAME: Peter Sanchez COMPANY: Owner
 ADDRESS: 2704 Wassum Tr
 CITY: Chuluota STATE: FL ZIP: 32766
 PHONE: 407-810-6879 EMAIL: orangesportsctr@gmail.com

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Own 7 lots that are platted and want to build
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 5/17 COM DOC DUE: 5/23 DRC MEETING: 5/5/24
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: R-3 FLU: HOR LOCATION: on the west side of SCR 419,
 W/S: FL Map BCC: 1: Dallari South of 8th St

Agenda: 5/31

02/26/2024

To whom it may concern,

My name is Victor Sanchez and I own a group of 7 platted lots. I am interested in building on 3 of the 7 lots. The 3 lots, lots are 20, 21, 22 and are high and dry and not located in wetland area. The lots affected by the wetland area the other 4 are lot numbers 16, 17, 18, and 19.

There are adjoining lots with homes on W 8th St backing up to the platted lots I am interested in developing.

Also may consider putting a duplex on the 3 lots since the zoning is zoned multi-family. (P)

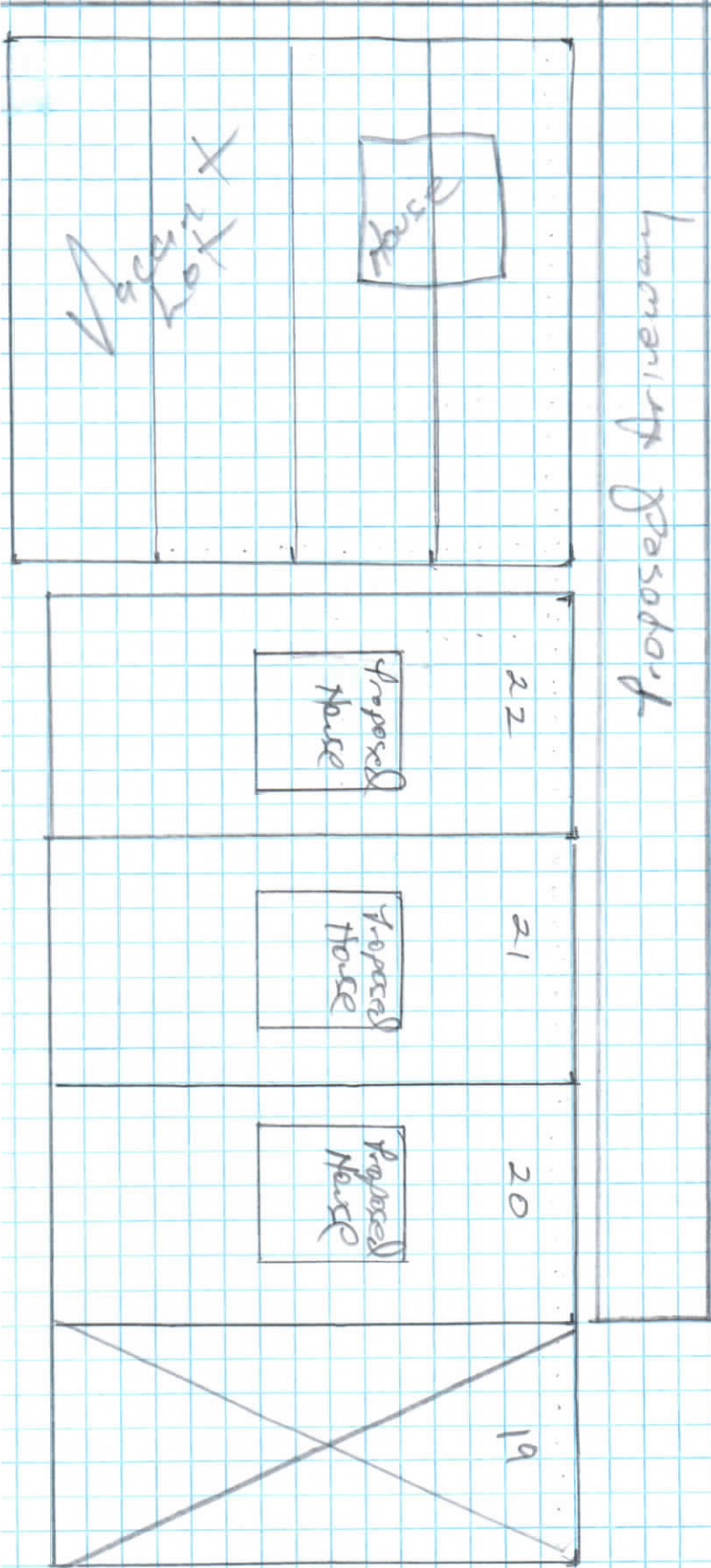
If you have any questions or concerns feel free to contact me at 407-810-6879.

Respectfully,

Victor Sanchez

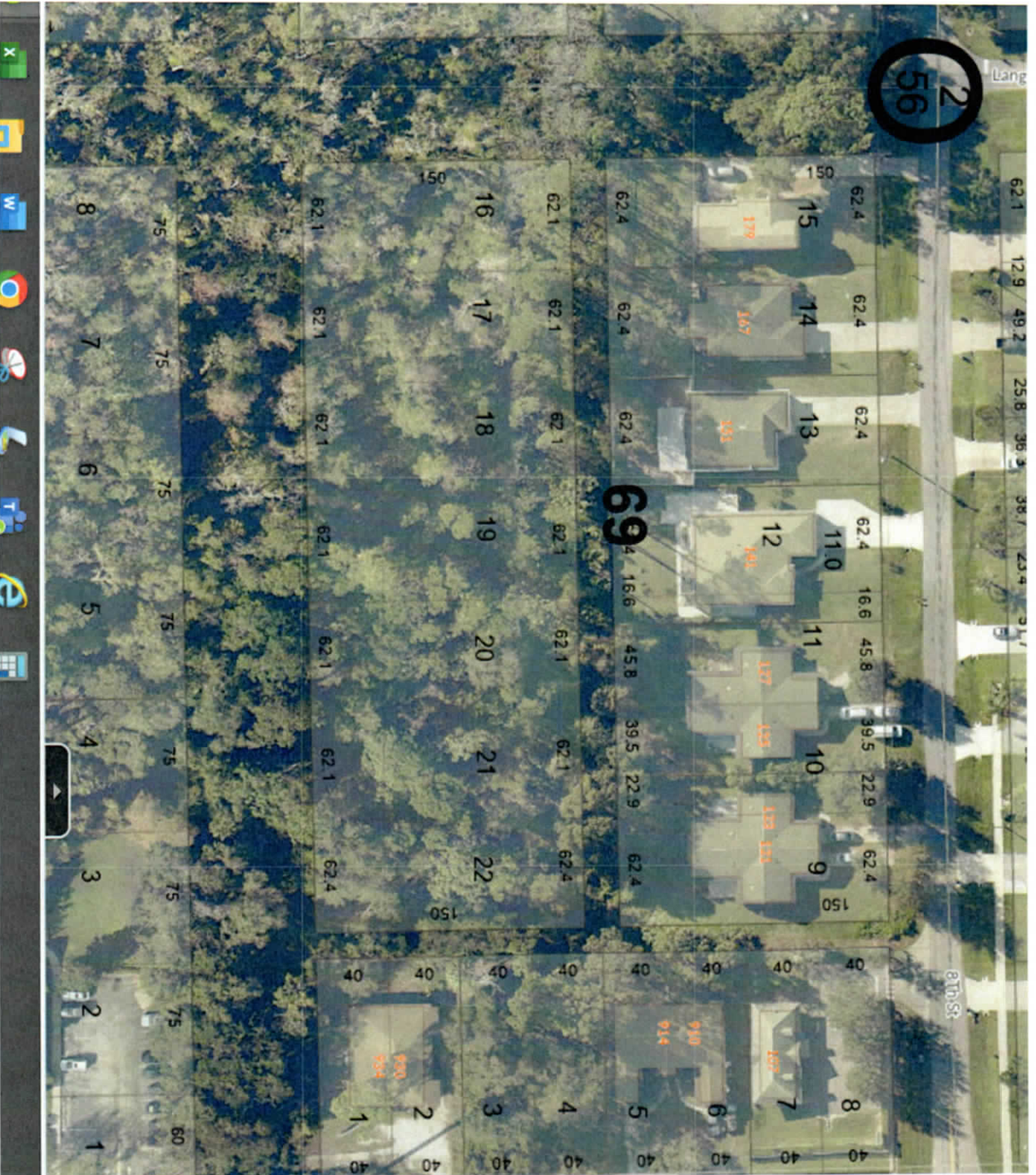


6/7/19



Notes:

- 1) Houses behind all proposed houses
- 2) Lots are all platted and matchw. 5th St Homes
- 3) Possibility - Lots 16-19 signed over to Seminole County for Conservation Land.



Property Record Card



Parcel 21-21-32-5CF-6900-0160

Property Address E 8TH ST CHULUOTA, FL 32766

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	21-21-32-5CF-6900-0160
Owner(s)	SANCHEZ, VICTOR L
Property Address	E 8TH ST CHULUOTA, FL 32766
Mailing	6503 N ORANGE BLOSSOM TRL ORLANDO, FL 32810-4121
Subdivision Name	NORTH CHULUOTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$70,246	\$54,281
Land Value Agriculture		
Just/Market Value	\$70,246	\$54,281
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$10,537	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$59,709	\$54,281

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$722.37
2023 Tax Bill Amount	\$722.37

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 16 TO 22 BLK 69
NORTH CHULUOTA
PB 2 PGS 54 TO 58

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$59,709	\$0	\$59,709
SJWM(Saint Johns Water Management)	\$59,709	\$0	\$59,709
FIRE	\$59,709	\$0	\$59,709
COUNTY GENERAL FUND	\$59,709	\$0	\$59,709
Schools	\$70,246	\$0	\$70,246

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	09/01/2012	07863	1478	\$8,300	No	Vacant
WARRANTY DEED	05/01/2007	06705	1790	\$195,000	No	Vacant
WARRANTY DEED	04/01/1996	03075	0859	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	186.00	150.00	0	\$1,100.00	\$42,148
FRONT FOOT & DEPTH	248.00	150.00	0	\$1,100.00	\$28,098

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Other Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-3	High Density Residential	HDR	Multi-Family-13DU

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	81

School Information		
Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 5/9/2024 8:33:57 AM

Project Number: 24-80000062

Address:

Credit Card Number: 41*****1368

Authorization: 00646D

Transaction ID: 09052402D-78744D0E-5C7C-4B84-A65F-CB95A11F618F

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	SANCHEZ ESTATES - PRE-APPLICATION	PROJ #: 24-80000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/09/24	
RELATED NAMES:	EP VICTOR SANCHEZ	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-32-5CF-6900-0160	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ON 1.50 ACRES IN THE R-3 ZONING DISTRICT LOCATED ON THE WEST SIDE OF S CR 419, SOUTH OF 8TH ST	
NO OF ACRES	1.50	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	R-3	
LOCATION	ON THE WEST SIDE OF S CR 419, SOUTH OF 8TH ST	
FUTURE LAND USE-	HDR	
APPLICANT:	CONSULTANT:	
VICTOR SANCHEZ 2704 WASSUM TRL CHULUOTA FL 32766 (407) 810-6879 ORANGESPORTSCTR@AOL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

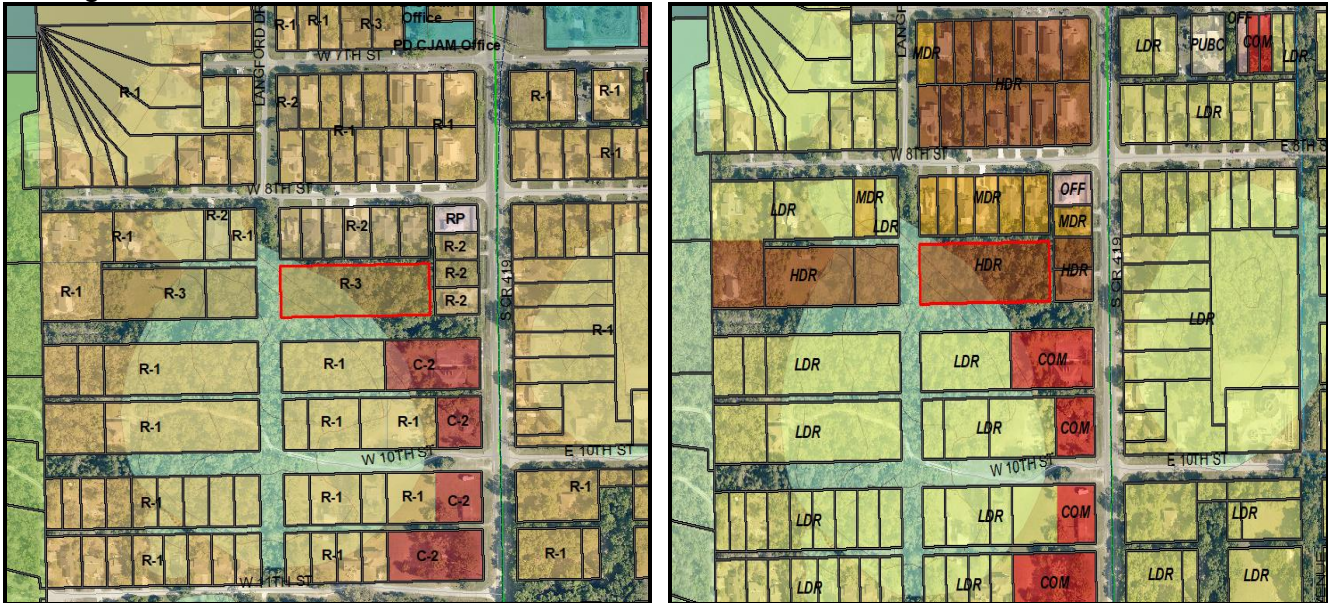
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a High Density Residential Future Land Use and an R-3 (Multiple Family Dwelling) zoning district.
- Based on Table 5.2 in the Seminole County Land Development Code (SCLDC), a duplex is a permitted use in the current R-3 (Multiple Family Dwelling) Zoning District designation.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development. In order for staff to do the buffer analysis, please provide the net buildable area and the proposed residential density.	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Comprehensive Planning	The subject property has a High Density Residential (HDR) Future Land Use designation, which allows a maximum density of twenty (20) dwelling units per net buildable acre. The proposed development of three of the seven lots with three single-family homes would be consistent with pattern of development in the surrounding area and compatible with the HDR future land use.	Info Only
6.	Comprehensive Planning	A portion of the subject property is in the Environmentally Sensitive Lands Overlay. The Environmentally Sensitive Lands Overlay is implemented for wetland protection via the regulation of development consistent with the provisions of the Land Development Code of Seminole County (LDC) and contains very specific criteria and performance standards that preserve wetlands to the maximum extent possible. Future Land Use Element, FLU-117 - Environmentally Sensitive Lands Overlay consists of wetland areas (as delineated on the St. Johns River Water Management District Wetlands Map) and 100 year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). Purpose and Intent A. Implementing public policies to protect the public health, safety and welfare by conserving and protecting natural resources needed to ensure availability of groundwater and limiting flood damage; B. Implementing the County's non-structural approach to water management. Uses that involve a minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and floodprone areas; and C.	Info Only

		Preserving the status quo of significant environmental importance and associated wildlife habitat (see also Policy FLU 11.15 Code Enforcement and Implementation).	
7.	Comprehensive Planning	Please be aware that a portion of the site may be located in an area with potential for archaeological finds. Please see Seminole County Comprehensive Plan Future Land Use Element, Policy FLU 1.7 for further details. Policy FLU 1.7 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites Many sites with a potential of archaeological finds are also located on or near wetlands and/or floodprone areas, or within the protection areas established for the Wekiva and Econlockhatchee River Basins. As a result, restrictions (such as setbacks from sensitive areas) governing the development of many sites with potential of archaeological finds are already in place.	Info Only
8.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service them.	Info Only
9.	Environmental Services	If Florida Government Utility Authority is unable to service potable water to the proposed lots, then potable water wells will be needed to service them. To apply for a private well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
10.	Environmental Services	If Florida Government Utility Authority is unable to service sewer to the proposed lots, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split/plat is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as Florida Government Utility Authority). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on lots one acre or	Info Only

		less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
11.	Environmental Services	To summarize previous comment, minimum lot size allowed for septic system use is 0.25 acre if Florida Government Utility Authority can provide potable water and minimum lot size is 0.50 acre for lots that will use potable water wells.	Info Only
12.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western portion of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
13.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
14.	Natural Resources	A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
15.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
16.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
17.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River	Info Only

		Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	
18.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
25.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be	Info Only

		accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	
28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Natural Resources	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
30.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
31.	Planning and Development	The building setbacks for the R-3 (Multiple Family Dwelling) zoning district are: Twenty-five (25) feet for single-story and Thirty-five (35) feet for two-story from the project boundary.	Info Only
32.	Planning and Development	Based on Table 5.2 in the Seminole County Land Development Code (SCLDC), a duplex is a permitted use in the current R-3 (Multiple Family Dwelling) Zoning District designation.	Info Only
33.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
34.	Planning and Development	The proposed development must meet the Scenic Corridors standards (Part 55 Chapter 30) within East Rural Area Boundary: MAJOR ROADS CR 419 (from Lockwood to Seminole County line) CR 426 (from SR	Info Only

		434 east to Seminole County line) SR 46 (Lake Jesup east to Seminole County line) Entire length of Snowhill Road.	
35.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required wetland buffers.	Info Only
36.	Planning and Development	Parking and landscaping requirements can be found in Seminole County Land Development Code Part 64 Chapter 30. Parking requirements for the subject use are: Two (2) spaces/dwelling unit for 1000 sq ft or greater or 1.5 spaces/dwelling unit for Less than 1000 sq ft.	Info Only
37.	Planning and Development	The subject site has a High Density Residential Future Land Use and an R-3 (Multiple Family Dwelling) zoning district.	Info Only
38.	Planning and Development	The is in the R-3 (Multiple family Dwelling) zoning classification requires a minimum of twenty-five (25) percent open space.	Info Only
39.	Planning and Development	Prior to the issuance of building permits the following Subdivision processes must be approved: Step 1: Approval of a Preliminary Subdivision Plan (PSP). Step 2: Approval of Final Engineering. Step 3: Approval of a Final Plat.	Info Only
40.	Planning and Development	Based on Sec. 30.4.8.3 - If covered storage for vehicles is provided, garage doors may not face a public right-of-way.	Info Only
41.	Planning and Development	Density will be determined by the net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and powerline easements, lakes and areas defined as wetlands and flood prone areas.	Info Only
42.	Planning and Development	The R-3 (Multiple Family Dwelling) zoning district, allows a maximum density of thirteen (13) dwelling units per net buildable acre.	Info Only
43.	Planning and Development	No building or structure shall exceed thirty-five (35) feet in height.	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) may be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
46.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in	Info Only

		accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
47.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" 	Info Only
48.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
49.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
50.	Public Works - Engineering	Based on the FEMA FIRM Map, Lots 19-22 are not located in the floodplain. These lots are located in Zone X - Area of Minimal Flood Hazard. Based on the available Seminole County data, there is no wetlands designated area on Lots 21-22; approximately 5% of Lot 20 appears to be in wetlands, and approximately 25% of Lot 19 appears to be in wetland. *Please be advised that the county wetland maps can be used	Info Only

		only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination shall be made by a qualified environmental scientist. Based on the FEMA FIRM Map, approximately 70% of Lot 16 is located in the floodplain; approximately 40% of Lot 17 is located in the floodplain; and approximately 10% of Lot 18 is located in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available Seminole County data, Lot 16 appears to be entirely in wetland; approximately 85% of Lot 17 appears to be in wetlands, and approximately 65% of Lot 18 appears to be in wetland.	
51.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee Drainage Basin. The entire site is located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Info Only
52.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (51%), Map Unit Symbol 2. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sands (42%), Map Unit Symbol 20. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 9 to 18 inches and designates the Hydrologic Soil Group as A/D. Based on the USDA Web Soil Survey, the site also has Basinger, Samsula, and Hontoon soils, Depressional (7%), Map Unit Symbol 10. Basinger, Samsula, and Hontoon soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	Info Only
53.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the west. The highest point is on the east side of the property (Elevation 54.0 feet), while the lowest point is on the west side of the property (Elevation 43.0 feet). The lowest area of the drainage sub-basin is at elevation 42.0 feet.	Info Only
54.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, with no positive outfall. Per the Seminole County Public Works Engineering Manual -	Info Only

		Section 2.4.1 (Design Storm - Minimum), a landlocked facility, with no positive outfall, requires a 100-Year, 24-Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event.	
55.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
56.	Public Works - Engineering	West 9th Avenue is a 70 feet wide public "right-of-way" that is currently used for stormwater conveyance and storage collected from South County Road 419. There is no existing roadway within this public "right-of-way". Therefore, the primary access point to the subject property will be South C.R. 419 that is functionally classified as Urban Minor Arterial Road and was last resurfaced in 1997. South C.R. 419 is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Construction of a new roadway along West 9th Avenue is required to access the subject property. The new roadway will need to meet the minimum roadway standards defined in the Seminole County Public Works Engineering Manual. A construction of such roadway will require mitigation of the current stormwater management system within the public "right-of-way". The developer shall also provide a pedestrian sidewalk along the West 9th Avenue. This sidewalk shall connect to the existing sidewalk along the west side of South C.R. 419.	Info Only
57.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
58.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
59.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
60.	Public Works -	A minimum three (3) foot side yard drainage	Info Only

	Engineering	easement is required for each single residential unit. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements.	
61.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
62.	Public Works - Engineering	A detailed Grading Plan for each single residential unit will be required at permitting.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Annie Sillaway
Public Works - Engineering	Review Complete	Vladimir Simonovski
Public Works - Impact Analysis	No Review Required	William Wharton
Comprehensive Planning	Review Complete	Doug Robinson
Environmental Services	Review Complete	James Van Alstine
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0721

Title:

ARROWS SENIOR CARE - PRE-APPLICATION

Project Number: 24-80000063

Project Description: Proposed Special Exception to increase the capacity from 6 beds to 8 beds at an existing assisted living facility on 1 acre in the A-1 Zoning District located on the east side of Walden Pond Cv, north of Long Pond Dr

Project Manager: Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)

Parcel ID: 24-20-29-504-0000-2320

BCC District: 5-Herr

Applicant: Carol McIntyre (347) 495-6929

Consultant: Ahsan Raza (407) 617-7580



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-8000063

Received: 5/10/24
 Paid: 5/10/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT

PROJECT NAME: <u>Special Exception - Increase Capacity</u>	<u>Arrows Senior Care</u>
PARCEL ID #(S): <u>24-20-29-504-0000-2320</u>	
TOTAL ACREAGE: <u>1.00</u>	BCC DISTRICT: <u>5: Herr</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>

APPLICANT

NAME: <u>Carol McIntyre</u>	COMPANY: <u>Arrows Unlimited FL</u>
ADDRESS: <u>2825 Waldens Pond Cove</u>	
CITY: <u>Wongwood</u>	STATE: <u>Florida</u> ZIP: <u>32779</u>
PHONE: <u>347495-6929</u>	EMAIL: <u>CCMAC888@gmail.com</u>

CONSULTANT

NAME: <u>AHSAN RAZA</u>	COMPANY:
ADDRESS: <u>1130 Seton Hall Ct</u>	
CITY: <u>Sanford</u>	STATE: <u>Florida</u> ZIP: <u>32771</u>
PHONE: <u>407 617-7580</u>	EMAIL: <u>IPAALF@gmail.com</u>

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Assisted living - To increase capacity from 6 beds to 8 beds.

STAFF USE ONLY

COMMENTS DUE: <u>5/17</u>	COM DOC DUE: <u>5/23</u>	DRC MEETING: <u>6/5</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the north side of Walden Pond Cv, east of Long Pond Dr</u>
W/S: <u>Sunshine Water</u>	BCC: <u>5: Herr</u>	

Agenda: 5/31



- Cellphone: 689-310-7044
- Arrows@majesticresidences.com
- Telephone: 321-363-0266
- Address: #2825 Waldens Pond Cove, Longwood FL 32779
- Fax number: 4078-713604

May 9, 2024

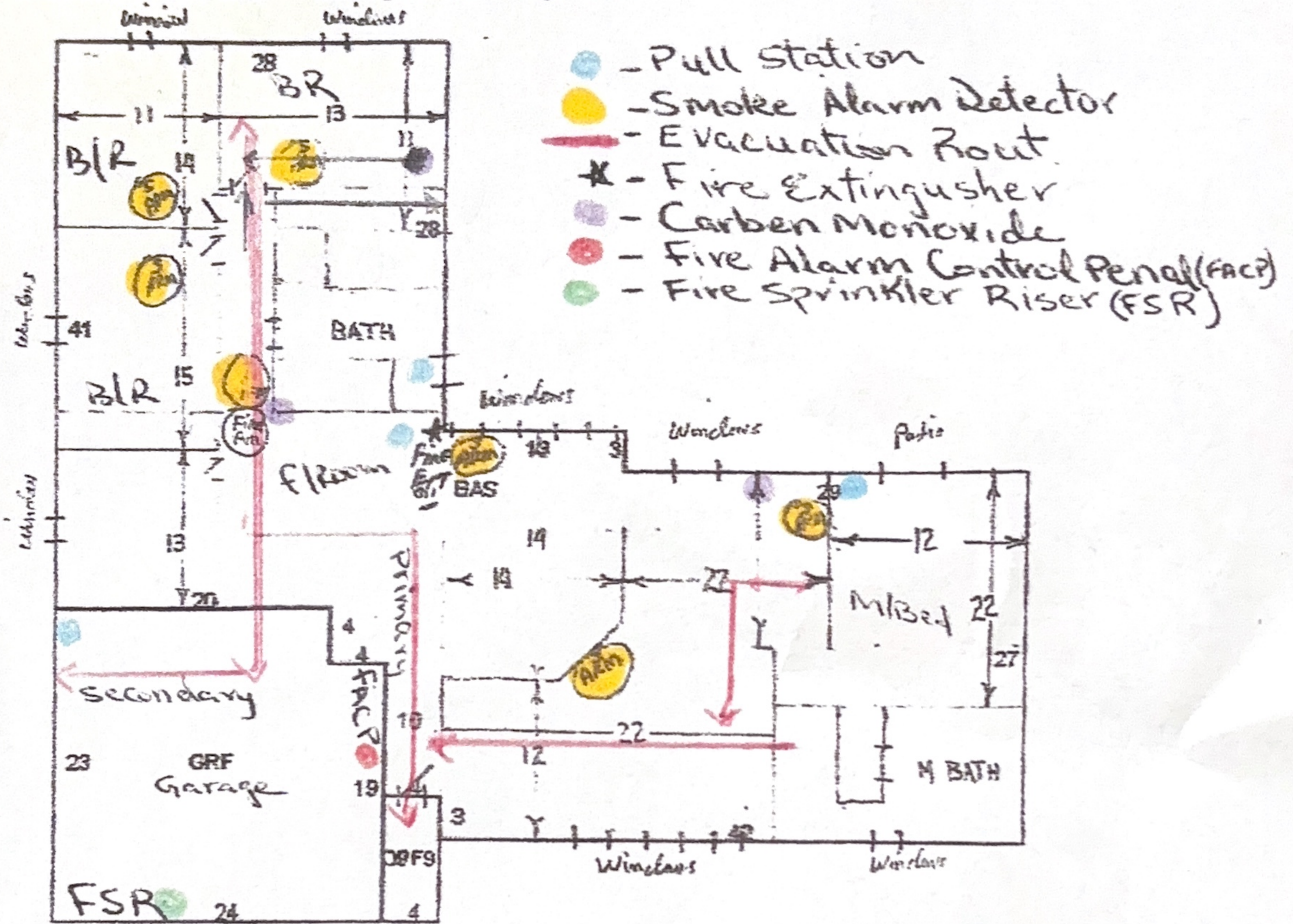
To Whom It May Concern

Arrows Unlimited FL Inc, also known as Arrows Senior Care, a residential Assisted Living facility situated at 2825 Waldens Pond Cove, Longwood, FL 32779, is seeking approval for an expansion of its capacity from 6 beds to 8 beds or more. The rationale behind this request is twofold. Firstly, one of our residents wishes to have their spouse live with them, yet our current capacity cannot accommodate this. Despite their wait, no availability has arisen. Secondly, according to the Administration of Health Care Administration (AHCA), 168 staffing hours are mandated for 1-5 residents, while 212 staffing hours are required for 6-10 residents. This translates to one staff member per shift for 168 hours and two staff members per shift for half of the day, daily for 212 hours. Although an additional staff member is hired to cater to the extra resident, maintaining this staffing level becomes challenging and often unfeasible when the roster decreases from 6 to 5 residents due to various factors like death, illness, or relocation. By expanding our capacity, we can ensure the financial viability of accommodating this additional staff member. Lastly, with the ongoing retirement of baby boomers, there is a significant demand for quality assisted living facilities. Increasing our capacity would contribute towards addressing this growing need.

Regards

Carol McIntyre

Owner/Administrator



EVALUATION PLAN 2825 Walden's Pond Cove LONGWOOD FL.



Property Record Card

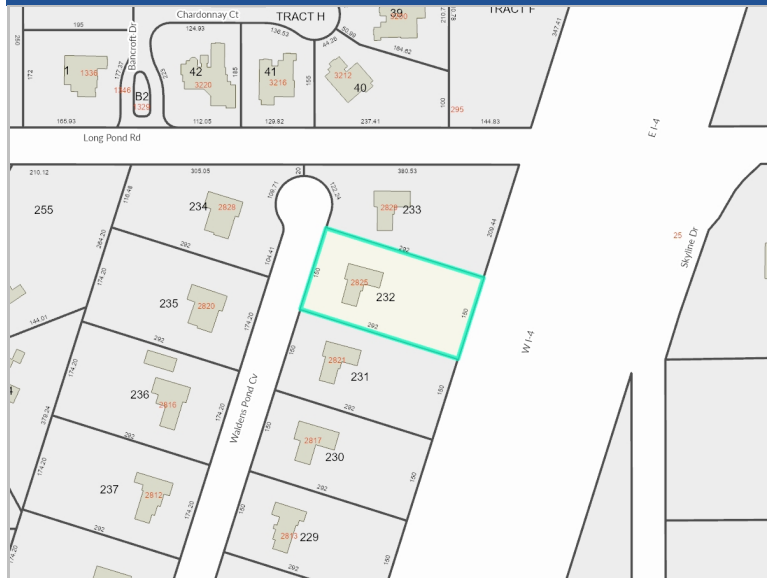


Parcel 24-20-29-504-0000-2320

Property Address 2825 WALDENS POND CV LONGWOOD, FL 32779

Parcel Location

Site View



24202950400002320 05/12/2023

Parcel Information

Value Summary

Parcel	24-20-29-504-0000-2320	2024 Working Values	2023 Certified Values
Owner(s)	RAZA, TAJ - Tenancy by Entirety RAZA, AHSAN - Tenancy by Entirety	Valuation Method	Cost/Market
Property Address	2825 WALDENS POND CV LONGWOOD, FL 32779	Number of Buildings	1
Mailing	1130 SETON HALL CT SANFORD, FL 32771-6676	Depreciated Building Value	\$333,340
Subdivision Name	MANDARIN SEC 7	Depreciated Other Features	\$3,320
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$120,000
DOR Use Code	01-SINGLE FAMILY	Land Value Agriculture	
Exemptions	None	Just/Market Value	\$456,660
AG Classification	No	Portability Adjustment	
Facility Name	WALDEN POND COVE ALF	Save Our Homes Adjustment	\$0
		Non-Hx 10% Cap (AMD 1)	\$27,604
		P&G Adjustment	\$0
		Assessed Value	\$429,056
			\$390,051

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$5,565.10 **2023 Tax Savings with Non-Hx Cap** \$223.04
2023 Tax Bill Amount \$5,342.06

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 232
 MANDARIN SEC 7
 PB 33 PGS 14 & 15

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$429,056	\$0	\$429,056
SJWM(Saint Johns Water Management)	\$429,056	\$0	\$429,056
FIRE	\$429,056	\$0	\$429,056
COUNTY GENERAL FUND	\$429,056	\$0	\$429,056
Schools	\$456,660	\$0	\$456,660

Sales

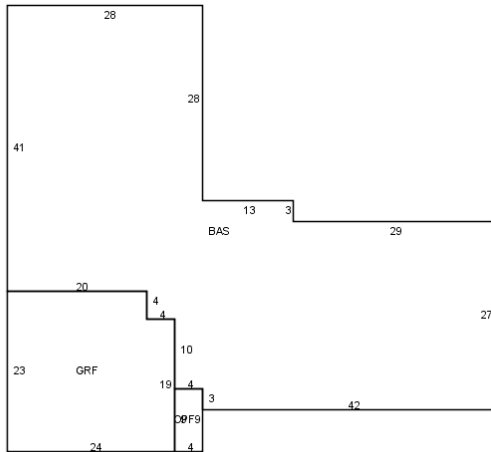
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/1996	03181	0352	\$137,000	Yes	Improved
WARRANTY DEED	01/01/1988	01926	1778	\$124,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$120,000.00	\$120,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1987	4	3.0	10	2,393	2,965	2,393	CB/STUCCO FINISH	\$333,340	\$401,614	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">536.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	36.00	GARAGE FINISHED	536.00
Description	Area																	
OPEN PORCH FINISHED	36.00																	
GARAGE FINISHED	536.00																	



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10633	ADDITION OF BATHROOM	County	\$600	2/21/2014	12/26/2013
05955	REPLACE 3.5 TON HVAC-IN GARAGE	County	\$950		7/1/1998
13823	REROOF	County	\$14,748		12/15/2015
11507	ADD NEW FIRE ALARM SYSTEM TO EXISTING ALF INCLUDING SPRINKLER MONITORING & OCCUPANT NOTIFICATION	County	\$8,250		10/4/2016
11508	ADD NEW NFPA 13D FIRE SPRINKLER SYSTEM TO EXISTING ASSISTED LIVING FACILITY	County	\$10,250		10/4/2016
15413	GENERATOR	County	\$6,000		10/3/2018
17471	2825 WALDENS POND CV: GAS - COMMERCIAL [MANDARIN SEC 7]	County	\$150		7/20/2018
11364	2825 WALDENS POND CV: ELECTRICAL - RESIDENTIAL-existing single family residence [MANDARIN SEC 7]	County	\$795		7/28/2020
08759	2825 WALDENS POND CV: MECHANICAL - RESIDENTIAL-HVAC CHANGE OUT LIKE FOR LIKE NO DUCTWOR [MANDARIN SEC 7]	County	\$9,880		5/25/2022

Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	11/01/1987	1	\$440	\$1,100
FIREPLACE 2	11/01/1987	1	\$2,400	\$6,000
SHED	11/01/2010	1	\$480	\$1,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	AT&T	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	FRI	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	32

School Information

Elementary School District	Middle School District	High School District
Woodlands	Markham Woods	Lake Mary

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/10/2024 2:09:29 PM
Project: 24-80000063
Credit Card Number: 42*****5956
Authorization Number: 07862G
Transaction Number: 100524C1A-815304D5-5911-481F-AC31-FCB0253EA79D
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 05/31/2023, in order to place you on the Wednesday, 06/05/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC Agenda can be found [HERE](#).

PROJECT NAME	ARROWS SENIOR CARE - PRE-APPLICATION	PROJ #: 24-80000063
APPLICATION FOR	DR - PRE-APPLICATION DRC	
APPLICATION DATE	5/10/24	
RELATED NAMES	EP CAROL MCINTYRE	
PROJECT MANAGER	ANGI GATES (407) 665-7465	
PARCEL ID	24-20-29-504-0000-2320	
PROJECT DESCRIPTION:	PROPOSED SPECIAL EXCEPTION TO INCREASE THE CAPACITY FROM 6 BEDS TO 8 BEDS ON 1 ACRE IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WALDEN POND CV, EAST OF LONG POND DR	
NO OF ACRES	1.00	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF WALDEN POND CV, EAST OF LONG POND DR	
FUTURE LAND USE	SE	
APPLICANT:	CONSULTANT:	
CAROL MCINTYRE ARROWS UNLIMITED FL 2825 WALDENS PONE CV LONGWOOD FL 32779 (347) 495-6929 CCMAC888@GMAIL.COM	AHSAN RAZA 1130 SETON HALL CT SANFORD FL 32771 (407) 617-7580 IPAALF@GMAIL.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

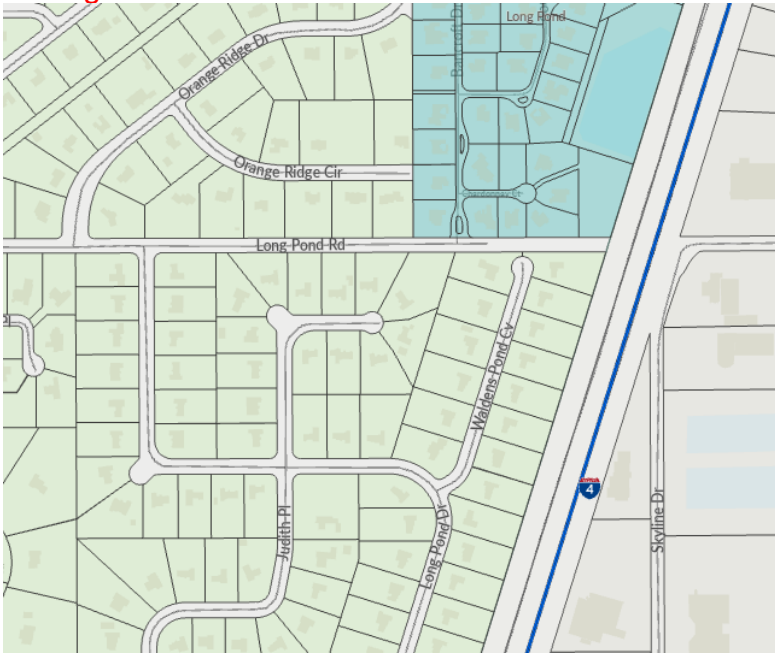
PROJECT MANAGER COMMENTS

How many employees will be on site at the same time?

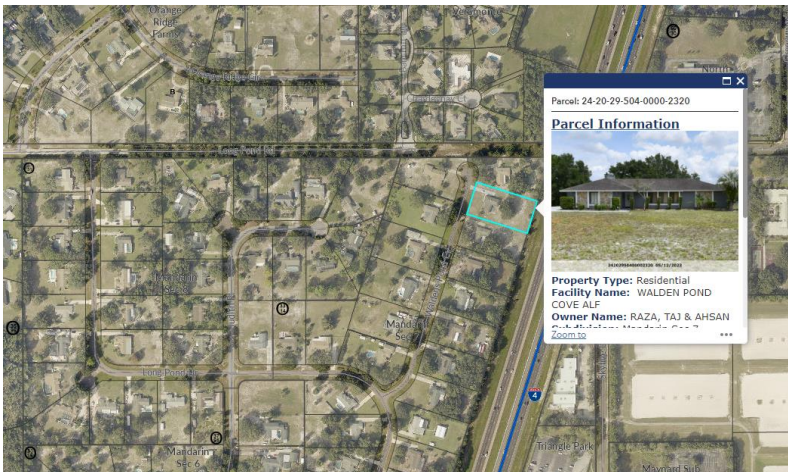
Will any of the residents be driving?

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	COMMENT	STATUS
1	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services if any utility (water/sewer) improvements need to be made to increase capacity.	Info Only
2	Planning and Development Angi Gates	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
3	Planning and Development Angi Gates	The proposed use is only permitted in the A-1 Zoning District designation by approval of a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	Info Only
4	Planning and Development Angi Gates	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Hospitals, Sanitariums and Convalescent Homes. Two (2) spaces for each bed.	Info Only
5	Planning and Development Angi Gates	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
6	Planning and Development Angi Gates	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only

7	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
8	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 101, Chapter 32 a small facility is classified as not more than 16 residents. A large facility is 16 or more residents. Depending on the amount of proposed residents may generate further requirements within the code to include upgrades to the fire alarm, sprinkler system and other requirements.	Info Only
10	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
11	Planning and Development Angi Gates	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
15	Buffers and CPTED Maya Athanas	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
16	Buffers and CPTED Maya Athanas	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
17	Buffers and CPTED Maya Athanas	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
18	Buffers and CPTED Maya Athanas	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development if necessary.	Info Only
19	Buffers and CPTED Maya Athanas	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only

20	Public Works - Engineering Vladimir Simonovski	It appears that the site will not undergo any changes; however, if the special exception is approved and the site requires certain modifications per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process.	Info Only
21	Comprehensive Planning Doug Robinson	Adult congregate living facilities are considered a to be a special exception in the Suburban Estates (SE) Future Land Use designation.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER AND CONTACT INFORMATION
Public Works - Engineering	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Comprehensive Planning	Doug Robinson 407-665-7308 drobinson03@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Angi Gates 407-665-7465 agates@seminolecountyfl.gov
Building Division	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0724

Title:

THE FARM AT SANFORD - EVENT BARN - PRE-APPLICATION

Project Number: 24-80000067

Project Description: Proposed Special Exception to allow events on the property on 14.06 acres in the A-1 Zoning District located on the north side of Nebraska Ave, east of Missouri Ave

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AB-3700-004B++

BCC District: 5-Herr

Applicant: Jeffrey Campese (689) 292-5599

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000067
 Received: 5/16/24
 Paid: 5/17/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT

PROJECT NAME: The Farm at Sanford – Event Barn	
PARCEL ID #(S): Parcel: 16-19-30-5AB-3700-004B , Parcel: 16-19-30-5AB-3700-0020, Parcel: 16-19-30-5AB-3700-0010	
TOTAL ACREAGE: 14.06	BCC DISTRICT: 01 5: Herr
ZONING: A1	FUTURE LAND USE: SE

APPLICANT

NAME: Jeffrey C Campese	COMPANY:		
ADDRESS: 4600 Nebraska Ave			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: 689-292-5599	EMAIL: jeffcampese@gmail.com		

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Would like a Conditional Use Permit to utilize the existing event barn on the property for Weddings and Events. Under 200 guests, and up to 75 events per year. Events to conclude no later than 10pm				

STAFF USE ONLY

COMMENTS DUE: 5/24	COM DOC DUE: 5/30	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of Nebraska Ave, east of Missouri Ave
W/S: Seminole County	BCC: 5: Herr	

Agenda: 5/31

5-16-2024

TO:

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, Sanford, FL 32771

DETAILED NARRATIVE: Request for Conditional Use Permit for property at 4600 Nebraska Ave. Sanford FL 321771

We would like your consideration to grant a Conditional Use Permit to allow us to utilize the existing Event Barn on our property at 4600 Nebraska Ave. Sanford, FL for Weddings and Events. We recently purchased the property with all buildings in place, and do not need to add any new structures. There is a large lighted parking lot, an event barn, and a 2/Bed/4/Bath guest house. The barn and guest house are wheelchair accessible from the main driveway with no steps for access. There are also 4 accessible bathrooms in the adjacent 2/bed, 4/bath guest house, which will be used to support the event barn.

We are hoping to be permitted to host 50-75 events per year. We are ONLY renting space by the day/weekend and no services will be provided by us. ALL food and beverage/alcohol, décor, floral, cakes, photography, etc., will be provided by licensed and insured Caterers and Decorating Companies.

We are not looking to turn this property into a working Agritourism operation either, as our expertise is specifically with events, so with that, we are not looking to create a tax reduced scenario with farming operations in the future. I have over 30 years' experience in the event industry. My career started as Senior Manager for Disney Event Productions. In that capacity, I managed all the events for Disney's Fairytale Wedding Department. From that position I moved into the Corporate Event Division at Disney Productions. After my 17-year career at Disney, I opened Red Rocket Studios, which for the past 21 years served clients here in the US and Internationally, including Siemens, Mitsubishi Power, Darden Restaurant Group, Nautique/Correct Craft and many others, producing large scale events and marketing campaigns. I sold Red Rocket Studios in 2023, and now in my retirement I would like to offer events on our property and share this beautiful venue with the Central Florida Community.

Thank you for your consideration,

Jeffrey C Campese 689-292-5599 / JeffCampese@gmail.com

Site map – 4600 Nebraska Ave. Sanford FL 32771
Existing Conditions – No new Structures requested



Property Record Card

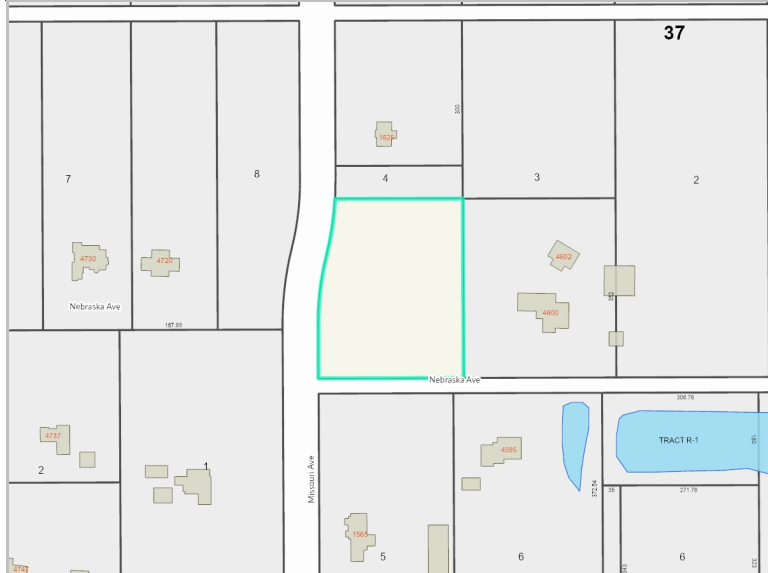


Parcel 16-19-30-5AB-3700-004B

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-004B	2024 Working Values	2023 Certified Values
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety	Valuation Method	Cost/Market
Property Address	SANFORD, FL 32771	Number of Buildings	0
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594	Depreciated Building Value	0
Subdivision Name	SANFORD FARMS	Depreciated Other Features	
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$235,000
DOR Use Code	00-VACANT RESIDENTIAL	Land Value Agriculture	
Exemptions	None	Just/Market Value	\$235,000
AG Classification	No	Portability Adjustment	
		Save Our Homes Adjustment	\$0
		Non-Hx 10% Cap (AMD 1)	\$7,520
		P&G Adjustment	\$0
		Assessed Value	\$227,480
			\$206,800

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$3,127.38** **2023 Tax Savings with Non-Hx Cap** **\$223.63**
2023 Tax Bill Amount **\$2,903.75**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 352 FT OF LOT 4 BLK 37
SANFORD FARMS
(LESS RD)
PB 1 PG 128 1/2

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$227,480	\$0	\$227,480
SJWM(Saint Johns Water Management)	\$227,480	\$0	\$227,480
FIRE	\$227,480	\$0	\$227,480
COUNTY GENERAL FUND	\$227,480	\$0	\$227,480
Schools	\$235,000	\$0	\$235,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
WARRANTY DEED	07/01/2017	08951	0741	\$1,420,000	Yes	Vacant
WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
QUIT CLAIM DEED	10/01/1997	03312	0766	\$100	No	Vacant
WARRANTY DEED	09/01/1997	03297	1385	\$75,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.35	\$100,000.00	\$235,000

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Other Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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Property Record Card

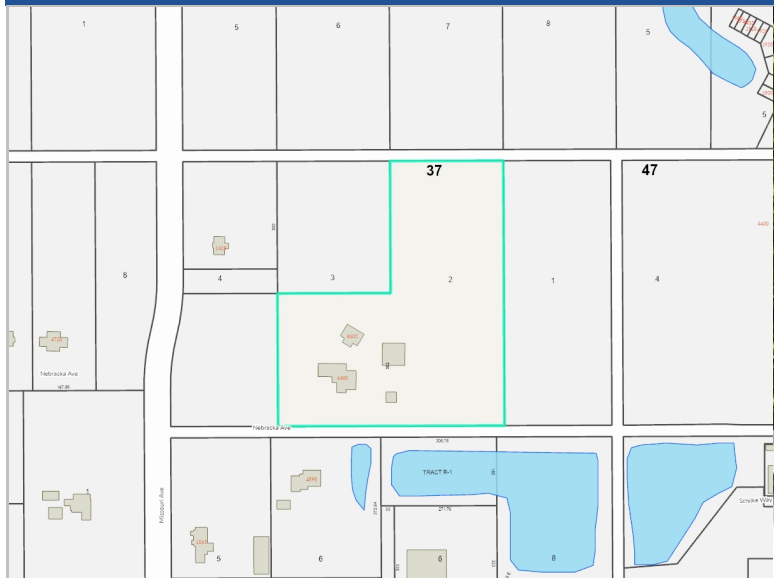


Parcel 16-19-30-5AB-3700-0020

Property Address 4600 NEBRASKA AVE SANFORD, FL 32771

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-0020
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety
Property Address	4600 NEBRASKA AVE SANFORD, FL 32771
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594
Subdivision Name	SANFORD FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	07-MISCELLANEOUS RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$855,740	\$818,833
Depreciated Other Features	\$56,525	\$55,650
Land Value (Market)	\$564,500	\$564,500
Land Value Agriculture		
Just/Market Value	\$1,476,765	\$1,438,983
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$83,456
P&G Adjustment	\$0	\$0
Assessed Value	\$1,476,765	\$1,355,527

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$19,149.99	2023 Tax Savings with Non-Hx Cap	\$661.81
2023 Tax Bill Amount	\$18,488.18		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 & S 352 FT OF LOT 3 BLK 37
SANFORD FARMS
PB 1 PG 128 1/2

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,476,765	\$0	\$1,476,765
SJWM(Saint Johns Water Management)	\$1,476,765	\$0	\$1,476,765
FIRE	\$1,476,765	\$0	\$1,476,765
COUNTY GENERAL FUND	\$1,476,765	\$0	\$1,476,765
Schools	\$1,476,765	\$0	\$1,476,765

Sales

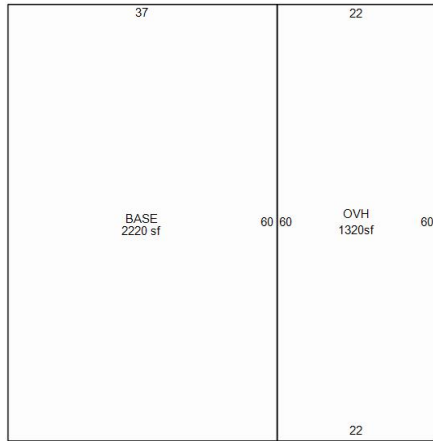
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
WARRANTY DEED	07/01/2017	08951	0741	\$1,420,000	Yes	Improved
WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
WARRANTY DEED	05/01/1997	03247	0717	\$223,000	No	Vacant
WARRANTY DEED	09/01/1982	01413	1299	\$7,500	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.65	\$70,000.00	\$325,500
ACREAGE			2.39	\$100,000.00	\$239,000

Building Information

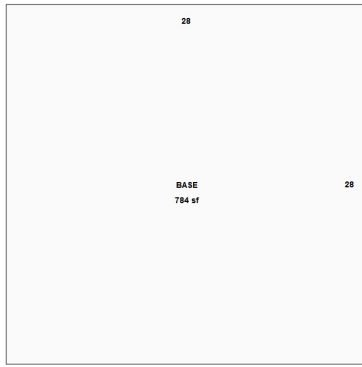
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	BARNS/SHEDS	1997/2010			2	2,220	3,540	2,220	CORRUGATED METAL	\$122,112	\$132,371	Description	Area
												OVERHANG	1320.00



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	BARNS/SHEDS	2000			0	784	784	784	CORRUGATED METAL	\$10,649	\$12,677	Description	Area

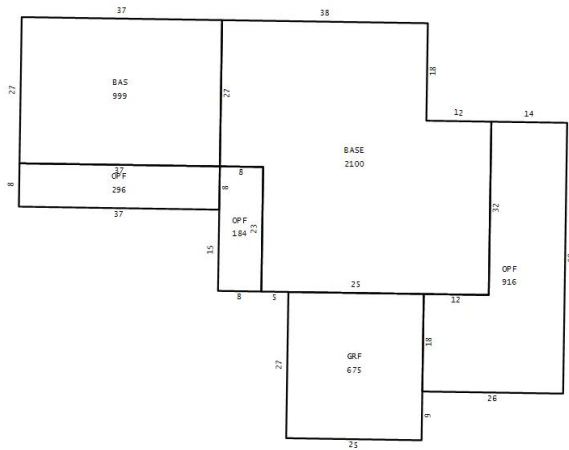


Sketch by April Clench

Building 2 - Page 1

** Year Built (Actual / Effective)

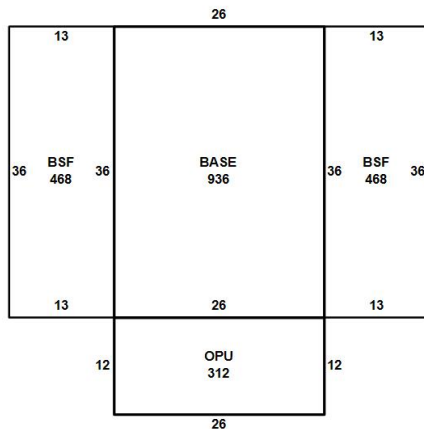
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages												
3	SINGLE FAMILY	1985/2010	3	2.0	11	2,100	5,170	3,099	CB/STUCCO FINISH	\$509,591	\$535,004	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>296.00</td> </tr> <tr> <td>BASE</td> <td>999.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>184.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>675.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>916.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	296.00	BASE	999.00	OPEN PORCH FINISHED	184.00	GARAGE FINISHED	675.00	OPEN PORCH FINISHED	916.00
Description	Area																							
OPEN PORCH FINISHED	296.00																							
BASE	999.00																							
OPEN PORCH FINISHED	184.00																							
GARAGE FINISHED	675.00																							
OPEN PORCH FINISHED	916.00																							



Building 3 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
4	SINGLE FAMILY	1985/2010	2	2.0	11	936	2,184	1,872	CONC BLOCK	\$213,388	\$224,029	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH UNFINISHED</td> <td>312.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>468.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>468.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	312.00	BASE SEMI FINISHED	468.00	BASE SEMI FINISHED	468.00
Description	Area																			
OPEN PORCH UNFINISHED	312.00																			
BASE SEMI FINISHED	468.00																			
BASE SEMI FINISHED	468.00																			



Building 4 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Other Features

Description	Year Built	Units	Value	New Cost
SCREEN ENCL 3	05/01/2003	1	\$6,400	\$16,000
SHED - NO VALUE	05/01/1985	1	\$0	
FIREPLACE 2	05/01/1985	1	\$2,400	\$6,000
POOL 3	05/01/1990	1	\$42,000	\$70,000
FIREPLACE 2	05/01/1997	1	\$2,400	\$6,000
PATIO 2	01/01/2021	1	\$3,325	\$3,500

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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Property Record Card

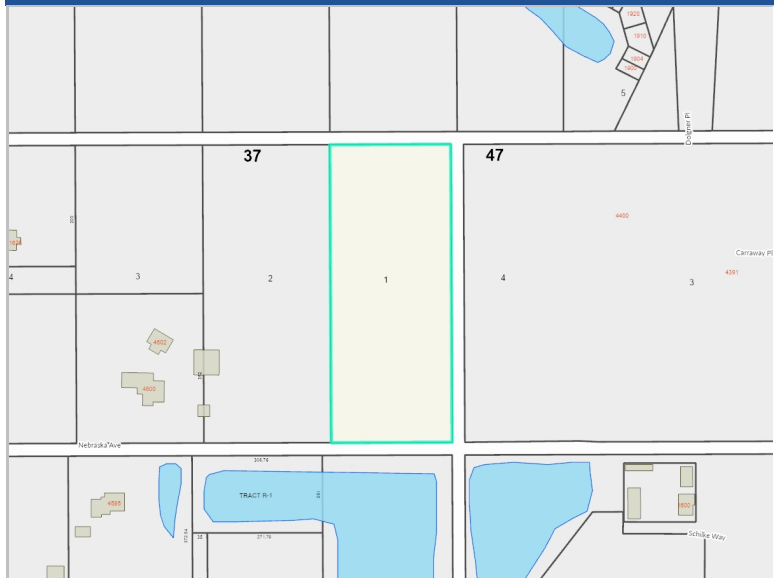


Parcel 16-19-30-5AB-3700-0010

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-0010
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety
Property Address	SANFORD, FL 32771
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594
Subdivision Name	SANFORD FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$91,560	\$91,560
Land Value Agriculture		
Just/Market Value	\$91,560	\$91,560
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$91,560	\$91,560

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$1,218.48
2023 Tax Bill Amount	\$1,218.48

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK 37
SANFORD FARMS
PB 1 PG 128 1/2

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$91,560	\$0	\$91,560
SJWM(Saint Johns Water Management)	\$91,560	\$0	\$91,560
FIRE	\$91,560	\$0	\$91,560
COUNTY GENERAL FUND	\$91,560	\$0	\$91,560
Schools	\$91,560	\$0	\$91,560

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
WARRANTY DEED	07/01/2017	08951	0741	\$1,420,000	Yes	Vacant
WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
WARRANTY DEED	05/01/1997	03247	0717	\$223,000	No	Vacant
WARRANTY DEED	09/01/1982	01413	1291	\$7,500	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.36	\$70,000.00	\$91,560

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/17/2024 9:04:16 AM
Project: 24-80000067
Credit Card Number: 51*****5280
Authorization Number: 82828Z
Transaction Number: 170524C1C-EA415A8F-4274-446D-A4AD-F2EF6617B6CA
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 31, 2024, in order to place you on the Wednesday, June 5, 2024 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	THE FARM AT SANFORD - EVENT BARN - PRE-APPLICATION	PROJ #: 24-80000067
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/17/24	
RELATED NAMES:	EP JEFFREY CAMPESE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	16-19-30-5AB-3700-004B++	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO ALLOW EVENTS ON THE PROPERTY ON 14.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF NEBRASKA AVE, EAST OF MISSOURI AVE	
NO OF ACRES	14.06	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF NEBRASKA AVE, EAST OF MISSOURI AVE	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JEFFREY CAMPESE 4600 NEBRASKA AVE SANFORD FL 32771 (689) 292-5599 JEFFCAMPESE@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

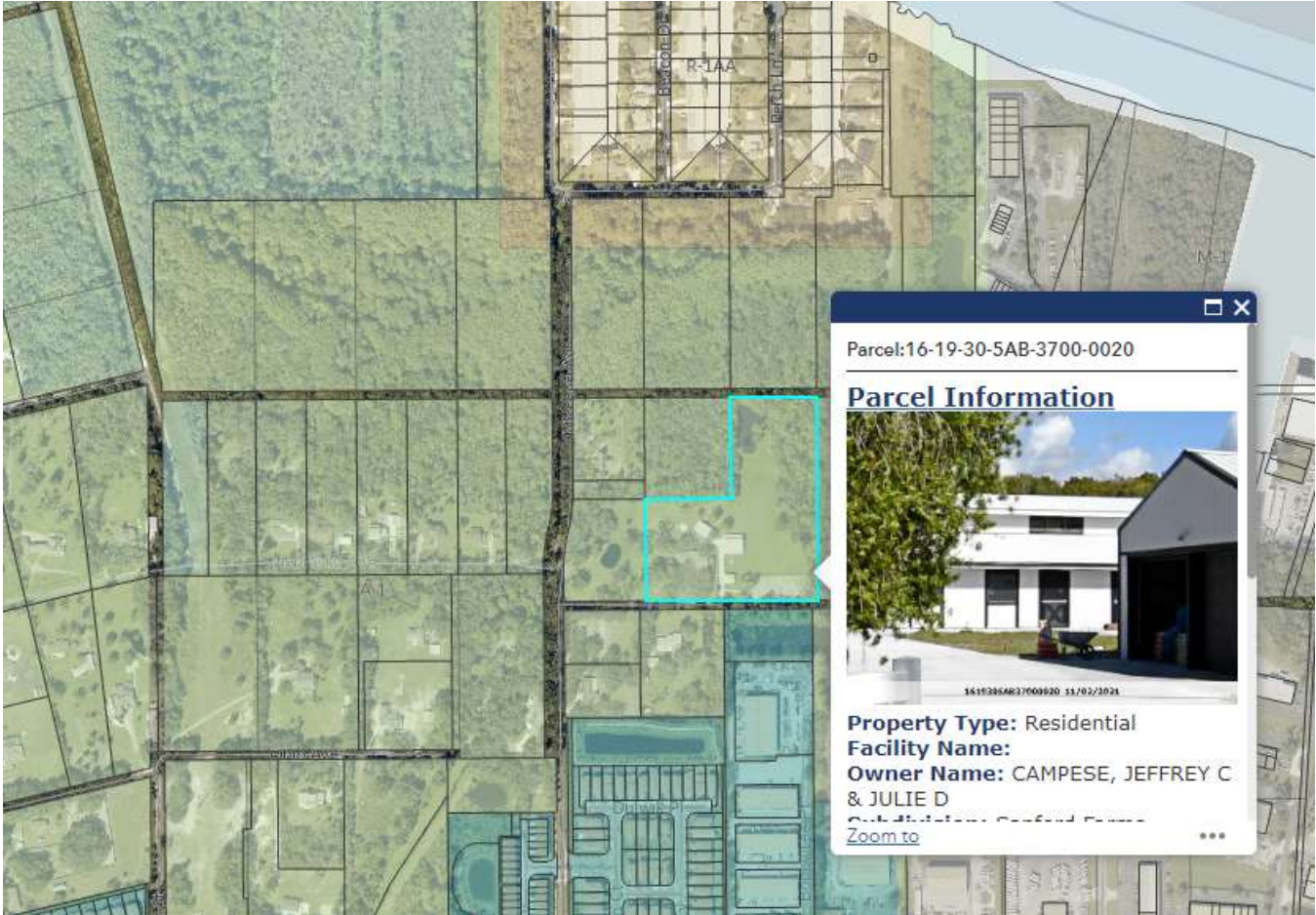
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

The proposed use is not permitted in the current Zoning District designation, nor is the use a special exception, limited use or general permit. There is no process available in accordance with the Land Development Code.

Your only option would be to qualify under agritourism with a bona fide farm, ranch or working forest, requiring an agricultural classification from the Property Appraiser's office.

PROJECT AREA MAP



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm 5/17/24 12:41 PM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.

2	Building Division Jay Hamm 5/17/24 12:41 PM	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
3	Building Division Jay Hamm 5/17/24 12:41 PM	Type of use and size of building may require fire sprinklers and fire alarms.
4	Building Division Jay Hamm 5/17/24 12:41 PM	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6. This would apply to catering services as well.
5	Building Division Jay Hamm 5/17/24 12:41 PM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
6	Building Division Jay Hamm 5/17/24 12:41 PM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7	Building Division Jay Hamm 5/17/24 12:41 PM	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.
8	Public Works - Impact Analysis William Wharton 5/20/24 4:00 PM	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.
9	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	Type of use and size of building may require fire sprinklers and fire alarms.
10	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
11	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1

12	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:22 PM	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
13	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:24 PM	The type and use of the structure shall comply with the applicable occupancy requirements out of NFPA 101 chapter 12.
14	Public Safety - Fire Marshal Matthew Maywald 5/21/24 1:25 PM	Additional fire code requirements out of NFPA 1, chapter 18 shall apply as well.
15	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
16	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
17	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.
18	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
19	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.

20	Buffers and CPTED Maya Athanas 5/22/24 2:24 PM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
21	Public Works - Engineering Vladimir Simonovski 5/23/24 3:21 PM	Based on FEMA FIRM Map approximately 70% of the site appears to be within the floodplain (Zone AE). Seminole County does not allow fill in the floodplain without equal volumetric compensation. From the available aerial data, it appears that some of the existing building structures on the site are also in the floodplain. Also, approximately 20% of the site appears to be in wetlands, primarily along the east and north property boundaries.
22	Public Works - Engineering Vladimir Simonovski 5/23/24 3:39 PM	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.
23	Public Works - Engineering Vladimir Simonovski 5/23/24 3:59 PM	Based on the USDA Web Soil Survey, the site has predominantly Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes (41%), Map Unit Symbol 25; Felda and Manatee Mucky Fine Sands, Depressional (30%), Map Unit Symbol 15; and Nittaw Muck, Occasionally Flooded (29%), Map Unit Symbol 22. Pineda-Pineda, Wet, Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Felda and Manatee Mucky Fine Sands are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Nittaw Muck, Occasionally Flooded soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. It appears that the proposed development area has predominantly Felda and Manatee Mucky Fine Sands, Depressional, Map Unit Symbol 15.
24	Public Works - Engineering Vladimir Simonovski 5/23/24 4:03 PM	Based on the available one (1) foot contours, the topography of the site appears to slope from the southwest towards east and northeast. The highest ground elevation appears to be 9.0 feet and the lowest 4.0 feet.; and more specifically, in the area of development, 8.0 feet and 6.0 feet, respectively.
25	Public Works - Engineering Vladimir Simonovski 5/23/24 4:09 PM	Based on the preliminary review, the site appears to outfall to the Canal DR Outfall, located east and northeast of the subject property, and ultimately, into St. Johns River. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
26	Public Works - Engineering Vladimir Simonovski 5/23/24 4:09 PM	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .

27	Public Works - Engineering Vladimir Simonovski 5/23/24 4:10 PM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
28	Public Works - Engineering Vladimir Simonovski 5/23/24 4:33 PM	The primary access to the subject property is through Nebraska Avenue., located east of Missouri Avenue. Nebraska Avenue is functionally classified as Local Road and was last resurfaced in 1960. The roadway geometry and structure do not meet the current Seminole County standards, as the road is currently only 10-12 feet wide and it appears that it serves only three (3) properties. Nebraska Avenue is programmed to be improved in FY 2023/24 according to the Seminole County 5-year Capital Improvement Program. The improvement consists of milling and resurfacing the existing roadway; pavement widening has not been planned. The proposed development will be required to bring Nebraska Avenue to the minimum County standards, which is 20 feet of paved width for a local road. The existing Nebraska Avenue "right-of-way" width is only 30 feet. Per the Seminole County Public Works Engineering Manual, a minimum allowed "right-of-way" width is 46 feet. Therefore, any development along Nebraska Avenue will require "right-of-way" dedication to meet the minimum County standards.
29	Public Works - Engineering Vladimir Simonovski 5/23/24 4:40 PM	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. In lieu of constructing a new sidewalk, the development can pay into the Pedestrian Sidewalk Fund for the equivalent length of the required new sidewalk. The development will also be required to prepare the pad for the future sidewalk. Concrete sidewalks must be constructed on both sides of all streets with 3,000 psi concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.
30	Public Works - Engineering Vladimir Simonovski 5/23/24 4:41 PM	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.
31	Public Works - Engineering Vladimir Simonovski 5/23/24 4:43 PM	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer.

32	Public Works - Engineering Vladimir Simonovski 5/23/24 4:44 PM	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .
33	Comprehensive Planning Maya Athanas 5/24/24 12:02 PM	The purposes and intent of the Suburban Estates land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.
34	Comprehensive Planning Maya Athanas 5/24/24 12:03 PM	The subject property has a Suburban Estates Future Land Use. The follow uses are allowed in this designation: a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.
35	Planning and Development Hilary Padin 5/29/24 3:58 PM	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
36	Planning and Development Hilary Padin 5/29/24 3:58 PM	The proposed use is not permitted in the current Zoning District designation, nor is the use a special exception, limited use or general permit. There is no process available in accordance with the Land Development Code. Your only option would be to qualify under agritourism with a bona fide farm, ranch or working forest, requiring an agricultural classification from the Property Appraiser's office.

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org